

T. R. P. No. 353 OF 2016

NEXT DATE: - 24.12.2025

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961, READ WITH RECOVERY DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

Bank Of Baroda

Through assignee Internation Asset Reconstruction

Co. Pvt Ltd acting in its capacity as trustee of

IARC/BOB-01/07 Trust

— Applicant/Assignee
Certificate Holder

Versus

M/s. Strategic press [India] Pvt. Ltd. [in liquidation]

— Certificate Debtor

And Ors.

- C.D. No. 1** M/s. Strategic Press [India] P. Ltd. [In liquidation] Bank of India Building 5th floor, Opp. High Court, Mumbai-400023
- C.D. No. 2** Santosh Hariram Goenka Bungalow No. 6, Brighton Units ACHS Ltd. Plot no. 356, Oshiwara, Lokhandwala Rd. no. 2 Versova, Andheri [W], Mumbai 400061
- C.D. No. 3** Mr. Arun D. Karmokar Shop no. 3, Deepanjali, Baf-Hira Nagar, Kharodi, Malad [West], Mumbai 400095
- C.D. No. 4** Mr. Chetan Patel 111, New Applo Estate, Old Nagindas Road, Andheri [E], Mumbai 400069
- C.D. No. 5** Mr. Arvind Datar 60/3, Devi Darshan, Tembi Naka, Thane-400601

SUMMONS

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. 1, Mumbai has drawn up the Recovery Certificate in Original Application No. 253 of 2003 for recovery of Rs. 1,83,25,394.05 with interest and cost from the Certificate Debtors and the amount due to the Applicant/Assignee, i.e. Internation Asset Reconstruction Co. Pvt Ltd., a sum of Rs. 11,17,70,437.37 (Rs. Eleven Crores Seventeen Lacs Seventy Thousand Four Three Seven and Thirty-Seven Paise only) is recoverable together with further interest and charges as per the Recovery Certificate/Decree.

And whereas the undersigned has ordered the sale of the property mentioned in the Schedule below in satisfaction of the said certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 18.02.2026 between 2:00 pm to 4:00 pm (with auto extension clause in case of bid in last 5 minutes before closing, if required) through public e-auction wherein bidding shall take place Electronic Bidding" through the website <https://drt.auctiontiger.net> of M/S e-Procurement Technologies Pvt. Ltd. (Auction tiger) having address at B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India), India. Contact Person, Mr. Ram Sharma Mob - 8000023297, Support Help Desk Number - 9265562818/9265562821/19. The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Mr. Siddharth Shah, Vice President of Certificate Holder Contact 9930275527

The sale will be of the properties of the Certificate Debtor / Defendant No. 5 above named as mentioned in the schedule below and the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot/property.

The properties will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the properties, the sale shall be immediately stopped with respect to the remainder. The sale shall also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not answerable for any error, mis-statement or omission on this proclamation.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly can bid for, acquire or attempt to acquire any interest in the properties sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions:

1. The assets shall be auctioned as per the following details: -

(Amount in Rs.)

No. of lots	Description of the properties	Reserve Price	EMD Amount	Increment Bid
1.	A-801, "A" wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi Naka, Thane [West] belonging to Mr. Arvind Datar	2.60 Cr.	26,00,000/-	1,00,000/-
2.	Undivided share (50%) belonging to Mr. Arvind Datar in Basement no. 6, A-wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi naka, Thane [West]	20.00 Lakhs	2,00,000/-	25,000/-
3.	Undivided share (50%) belonging to Mr. Arvind Datar in B/M/3 Mezzanine floor, "B" wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi Naka, Thane [West]	3.20 Lakhs	32,000/-	10,000/-
3.	Undivided share (50%) belonging to Mr. Arvind Datar in B-701, "B" Wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi Naka, Thane [West]	22.50 Lakhs	2,25,000/-	25,000/-

2. The above-mentioned properties or the lot as indicated above shall not be sold below the reserve price indicated against it.

2. The above-mentioned properties or the lot as indicated above shall not be sold below the reserve price indicated against it.
3. The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise to be duly recorded.
4. In respect of Lot No. 2, 3 and 4 where the Certificate Debtor has only 50% share which is attached in the instant matter and the same being put up for sale, the co-sharer would have first right to bid for the said Lot and in case such bid received from the co-sharer, that Lot would be excluded from the open bidding process.
5. The public at large is hereby invited to bid in the said E-Auction. The online offers along with indicated EMD for respective lot(s) is payable by way of RTGS/NEFT in the name of "IARC-BOB-01-07 Trust", Account No. 06312010000390 with Kotak Mahindra Bank Limited, Ground floor IN G.S. Point Opp. University Campus, CST Road, Kalina Santacruz East, Mumbai, Maharashtra - 400 098 Branch with IFSC Code No: KKBK0000631.
6. The intending bidders are required to upload self - attested copy of TAN/PAN card, Address Proof, Identity Proof and other requisite documents along with Bid Form. The offer for more than one property shall be made separately. The last date for submission of online offers along with EMD is **16.02.2026, till 4:30 pm**. The physical inspection of the immovable property mentioned herein below may be taken on **10.02.2026, between 11:00 a.m. to 3:00 p.m.** at the property site.
7. Bidders are required to submit the copy of the Pan Card, Address proof and identity proof, E - Mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals, and in the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company be submitted. All these documents along with duly filled in Bid Form and the proof of payment of EMD should be submitted before the Recovery Officer-I, DRT-I, Mumbai by 4:30 p.m. on 13.01.2026 in a sealed envelope superscribing "T.R.P. No. 353 of 2016" otherwise bid shall not be considered.
8. Once a bid is submitted, it is mandatory for the bidder to participate in the bidding process of the e-auction by logging in on the e-Auction portal failing which their EMD can be forfeited to the Government if the undersigned thinks it fit.
9. The successful bidder shall have to deposit **25%** of his final bid amount after adjustment of EMD by next bank working day i.e. by 4:00 P.M. in the said account as per detail mentioned in the Para 4 above.
10. The successful highest bidder shall also deposit the **balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 5 above.**
11. In addition to the above, the successful highest bidder shall also deposit poundage fee with Recovery Officer-I, DRT-I @ 2% upto Rs. 1000/- and @ 1% of the excess of said amount of Rs. 1000/- through DD in favour of the **Registrar, DRT-I, Mumbai.**
12. In case of default in making payments within prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks it fit, would be forfeited to the Government and the defaulting bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after issuance of fresh proclamation of sale and the defaulting bidder shall be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
13. Prospective bidders are advised to exercise due diligence and satisfy themselves on title and encumbrances, if any, over the property.
14. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank within a reasonable period of time.
15. The properties are being sold on "**AS IS WHERE IS BASIS**" AND "**AS IS WHAT IS BASIS**".
16. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

No. of lots	Description of the properties to be sold with the names of the co-owners where the property belongs to defaulter and any other person as Co-owners.	Revenue assessed upon the property or any part thereof.	Details of any other encumbrance to which property is liable.	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	2.	3.	4.	5.
1.	A-801, "A"-wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi Naka, Thane [West] belonging to Mr. Arvind Datar	Not Known	Attached property	Rs. 3,089/- [Water charges]
2.	Undivided share (50%) belonging to Mr. Arvind Datar in Basement no. 6, A-wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi naka, Thane [West]	Not Known	Attached property	Rs. 11,691.00/- [Society outstanding dues as on 24.11.2024 and water charges]
3.	Undivided share (50%) belonging to Mr. Arvind Datar in B/M/3 Mezzanine floor, "B"-wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi Naka, Thane [West]	Not Known	Attached property	Rs. 13,132.00/- [Society outstanding dues as on 24.11.2024 and water charges]
4.	Undivided share (50%) belonging to Mr. Arvind Datar in B - 701, "B" Wing, Devi Darshan CHS., Tika No. 13, City Survey No. 67/68/69, Bhavani Chowk, Tembhi Naka, Thane [West]	Not Known	Attached property	Rs. 2,71,851.00/- [Society outstanding dues as on 24.11.2024 and water charges]

Given under my hand and seal of this **24th day of December, 2025.**

(YATINDRA KUMAR SINHA)

I/C Recovery Officer

DRT - I, Mumbai