

इंडियन बैंक



Indian Bank

ALLAHABAD

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Stressed Asset Management Large Branch,
Indian Bank, 73, 7th Floor, Mittal
Chamber, Nariman Point, Mumbai - 400021.

Mail Id: armbmumbai@indianbank.co.in; s816@indianbank.co.in;

ANNEXURE-A APPENDIX-IV-A" [See proviso to rule 8 (6)]

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

Sr. No. 1

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 Authorized Officer of Indian Bank, SAM branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.06.2025** for recovery of **Rs. 2,84,23,188.00 (Rupees Two Crore Eighty Four Lakhs Twenty Three Thousand One Hundred Eighty Eight Only)** as on **31.03.2025** further interest and cost from **01.04.2025** due to the Indian Bank, SAM Large Branch, Secured Creditor, from (M/s Diamond Chain)

1. M/s. Diamond Chain, Unit No. 58/A, Sidhpura Indl Estate, Gaiwadi Road, Goregaon (West), Mumbai - 400104.
2. M/s. Diamond Chain, 21/23 Mumbadevi Mansion, 2nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003.
3. M/s. Diamond Chain, 2nd Floor, 59, Siddhpura Ind. Estate, S V Road, Nr. Kamat Club, Goregaon West, Mumbai Suburban, Maharashtra, 400062.
4. Mr. Pravin Champalal Parekh, 802 New Panchvati CHSL., Tilak Vidyalay Road Vile Parle (East), Mumbai - 400057.
5. Mr. Pravin champalal Parekh, 21/23 Mumbadevi Mansion, 2nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003.
6. Smt. Pista Devi Champalal Parekh, 21/23 Mumbadevi Mansion, 2nd Floor, Shop No. 14, Dhanji Street, Mumbai - 400003.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise

Equitable Mortgage of Gut No 163, Hissa No B/2 Village Wangani Taluka Roha Dist Raigad. Plot Area 9000 sq.mtr.

Reserve Price Rs. In Lakh	EMD Amount Rs. In Lakh	Bid Incremental Amount	Property ID No.
Rs. 48.60 Lakhs	Rs. 4.86 Lakhs	Rs. 50,000/-	IDIB3227089287B
Status of Possession		Physical Possession	
Date and time of E-auction		25.06.2025 11:00AM TO 4.00 PM By E-Auction	
Date & time of inspection		16.06.2025 03:00PM TO 4.00 PM	

Authorized Officer: - Manisha - 9899600207.

Authorized Officer of Indian Bank, SAM branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25.06.2025 for recovery of Rs. 61,55,85,943.92 (Rupees Sixty One Crore Fifty Five Lakh Eighty Five Thousand Nine Hundred Forty Three And Paise Ninety Two Only) as on 31.03.2025 with further interest, costs, other charges and expenses thereon from 01.04.2025 are due to the Indian Bank, SAM Branch & Rs. 12,88,97,785.30 (Rupees Twelve Crore Eighty Eight Lacs Ninety Seven Thousand Seven hundred Eighty Five and Thirty paise only.) as on 07.06.2022 with further interest costs other charges and expenses thereon from 08.06.2022 are due to the Union Bank of India, SAM Branch Creditor from.

1. M/s. Topsgroup Services & Solutions Limited (Erstwhile Tops Security Ltd). Registered Office: 5 Royal Palms Estate, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065.
2. Mr. Anshul Gupta, The Liquidator, Flat No.1501, Spring Grove Towers, Lokhandwala Township, Kandivali East, Mumbai 400 101.
3. Dr. Diwan Rahul Nanda (Director/Guarantor) 14-8, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai - 400053.
4. Retd. Major R.C. Nanda (Director/ Guarantor/Mortgagor) 14-8, Magnum Towers, 2nd Cross Lane, Lokhandwala Complex, Andheri West, Mumbai - 400053.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Property - 1 - Detailed Description Mortgaged Assets item wise			
Office Premises No. D 105, 1st Floor, at CIDOC, Jui Nagar Commercial Complex, Jui Nagar, Navi Mumbai.			
Reserve Price Rs. In Lakh	EMD Amount Rs. In Lakh	Bid Incremental Amount	Property ID No.
Rs. 117.10 Lakhs	Rs. 11.71 Lakhs	Rs. 1.00 Lakhs	IDIB30009056553A
Property - 2 - Detailed Description Mortgaged Assets item wise			
Commercial Building Situated on Plot No. 5, Royal Palm Estate, Aarey Milk Colony Road, Village Maroshi, Goregaon (East), Mumbai - 400065. *with movable assets (As per annexure uploaded at website (https://baanknet.com))			
Encumbrances on Property : 1. IA 5806/2023 filed by the Liquidator at NCLT against the properties has been dismissed. 2. The following dues has been raised for the property mentioned at S.N. 2 (a) Rs. 2.14 Crore by M/s. Royal Palms (India) Pvt. Ltd up to 23-24. (b) Rs. 1.09 Crore by BMC for property Tax vide their letter dated 16.09.202. ©Electricity Bill of Rs. 0.17 Crore as per Bill dated 27.12.2024			
Reserve Price Rs. In Lakh	EMD Amount Rs. In Lakh	Bid Incremental Amount	Property ID No.
Rs. 1430.20 Lakhs	Rs. 143.02 Lakhs	Rs. 1.00 Lakhs	IDIB30009056553B
Status of Possession		Physical Possession	
Date and time of E-auction		25.06.2025 11:00AM TO 4.00 PM By E-Auction	
Date & time of inspection		16.06.2025 from 11:00 am to 01:00 pm	
Authorized Officer: - Mr. Santosh Kumar Shrivastava- 7076297530.			

Bidders are advised to visit the website (<https://www.baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd. to participate in online bid. For Technical Assistance Please call 8291220220. For Registration status and for EMD status please email to support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://www.baanknet.com> and for clarifications related to this portal, please contact PSB Alliance Pvt. Ltd, Contact No. 8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://www.baanknet.com>