



IOB

INDIAN OVERSEAS BANK

Asset Recovery Management Branch
MAKER TOWER - E WING, FIFTH FLOOR, CUFFE PARADE, MUMBAI-400
Phone No. 22174175/178/118, Email : iob1998@iob.in

E Auction on 12.02.2024

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE / IMMOVABLE

SALE OF MOVABLE / IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS

Whereas, the Authorised Officer of Indian Overseas Bank has taken possession of the following property under section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the loan accounts of the below mentioned borrower with the right to sell the same on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS BASIS" for realization of Bank dues, the undersigned, in exercise of powers conferred under Section 13(4) of the Act, hereby proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction.

S. No.	Name and address of the Borrower	Name of the branch/ email id/contact person Name and No.	Details of the Property	Property ID	Book O/s* as on 31.12.2023	Reserve Price excluding 1% TDS (In Rs.)	EMD (In Rs.)	Bid Increase Amount (In Rs.)
1	M/s Jaylon Impex India Pvt. Ltd., Address : 205, Silver Pearl, 213 Waterfield Road, Bandra (West) Mumbai-400050	ARMB Mumbai/ email : iob1998@iob.in/ Mr. Sudhanshu Tripathi, Contact no. 7408896979	Flat No. 6, 2nd Floor, built up area of 720 sq feet, New Common Wealth CHSL, Plot No. 229 of TPS No. III, CTS No. F/766 of village Bandra, Opp Suburbia Mall, Near Shalimar Hotel and Reliance Electric House, Linking Road, Bandra (West) Mumbai-400050 in the name of M/s Jaylon Impex India Pvt. Ltd.	IOBA19980019		3,42,00,000/-	34,20,000/-	1,00,000/-
2			Office premises at 304, 3rd floor, built up area of 425 sq.feet, Midas Building, Sahar Plaza Complex, CTS No. 243 (part) and on sub division renumbered as CTS No. 243 (A) of village Kondivita, Near Chakala, J B Nagar Metro Station, Sir Mathuradas Vasanji Road, Andheri (East), Mumbai-400059 in the name of M/s Pushpa International	IOBA19980020	1,26,70,24,849	96,90,000/-	9,69,000/-	1,00,000/-
3	M/s SSV Developers and Builders (Mumbai) Borrower (Proprietor Mr. Hemant Parikh) 705/706, 7th floor, Krushal Commercial Tower, Above Shopper Stop, G M Road, Chembur, Mumbai-400 089	ARMB Mumbai/ email : iob1998@iob.in/ Mr. Sudhanshu Tripathi, Contact no. 7408896979	Land bearing Survey No. 11 corresponding to CTS No. 142 admeasuring 4725 Sq.mtrs., Village Hariyali, Lalsingh Chauhan Marg, Tagore Nagar-4 Near Mhada Colony, Vikhroli (East), Mumbai 400 086 standing in the name of SSV Developers and Builders P Ltd. West : Land Cts No. 143, East : Land Cts No. 139, South : Land Cts No. 143 & 146 North : Land Cts No. 122, 141 & 140	IOBA19980012	35,13,10,848/-	11,81,43,900/-	1,18,14,390/-	1,00,000/-
4	M/S Shripad Batteries Pvt. Ltd. Unit No. 1, Gut No. 94 Ghotawade, Post-Usar Alibaug, Roha Road, Alibaug, Distt-Raigad, Maharashtra	ARMB Mumbai/ email : iob1998@iob.in/ Mr. Sudhanshu Tripathi, Contact no. 7408896979	An industrial land & building at Gut no 94, House No.1280,1281,1282,1283 and 1284, Village: Ghotawade, Near H.P Gas plant & Sumitra Rice Mill, Alibaug - Roha Road, Post- Beloshi, Teh- Alibaug, District: Raigad, Maharashtra	IOBA19980006	12,29,71,993	96,16,500/-	9,61,650/-	50,000/-
5	M/s Shesha Sai Infraproject Pvt. Ltd. Address : 1107, 11th Floor, Real Tech Park, Plot No. 39/2, Sec 30-A, Vashi, Navi Mumbai-400705	ARMB Mumbai/ email : iob1998@iob.in/ Mr. Abhay kumar Nidar, Contact no. 8238744100	Industrial land at Plot No. A-35, Butibori MIDC Industrial Area, Village Ruihalri, Distt : Nagpur-441122 in the name of M/s Vrisha Logistics Park (I) Pvt Ltd. (Total Area : 33,383 sq.mt.)	IOBA19980022	31,70,17,288.35 (as on 31.07.2023)	3,68,00,000/-	36,80,000/-	50,000/-
6	Lucy Vegona Lifestyle Private Ltd. Address : Office No. 107, 1st Floor, Building No. C/10, Parasnath Complex, Anjurphata-Mankoli Road, Val VG Bhiwandi, Thane, Maharashtra-421302	ARMB Mumbai/ email : iob1998@iob.in/ Mr. Avinash Barwe, Contact no. 9823158940	Commercial property in RCC unit No. 208 (admeasuring 2925 sq.ft.) and unit no. 209 (admeasuring 3125 sq.ft.) situated at 2nd Floor, Building No. D-4, Parasnath Complex Situated on land bearing survey no. 78/4, Village-Val, Taluka Bhiwandi in the name of M/s Lucy Vegona Lifestyle Private Ltd.	IOBALUCY3	8,47,74,027/-	1,13,40,000/-	11,34,000/-	25,000/-
7	Vighnaharta Plasto, Address : Gut No. 1457/2, Paiki Nighoj Village, Taluka : Parner, Dist : Ahmednagar, Maharashtra	ARMB Mumbai/ email : iob1998@iob.in/ Mr. Anup Kumar, Contact no. 8807494874	a) Land and Building at Survey No. 1457/2, adm. 00-11 H-R out of the area adm. 04-86 H-R Kharaba 00-51 H-R Total adm. 00-51 H-R, Near Essar Patrol Pump Nighoj-Shirur road, Village Nighoj, Parner Taluk, Ahmednagar District-414306. In the name of Mr. Kaluram Sahadev Gajare. b) Land and Building at Survey No. 1457/2, adm. 00-12 H-R out of the area adm. 04-86 H-Rharaba 00-51 H-R Total adm. 00-51 H-R, Near Essar Patrol Pump Nighoj-Shirur road, Village Nighoj, Parner Taluk, Ahmednagar District-414306. In the name of Mr. Kaluram Sahadev Gajare. boundaries as under : On the North by rest of gat No. 1457/2 On the South by road On the East by stream On the west by rest of gat No. 1457/2 (This is common security for Vighnaharta plasto and Vighnaharta Plasto Pvt. Ltd.)	IOBA1998VIGHN	4,49,06,821	2,99,60,000/-	29,96,000/-	50,000/-
8			Industrial Plant & Machinery exclusive of the unit of M/s. Vighnaharta plasto located at survey no. 1457/2, Adm 00-11 R & 00-12 R near Essar petrol pump, Nighoj-Shirur road, village Nighoj, Parner Taluk, Ahmednagar Dist. owned by Mr. Kaluram Sachdev Gajare.	IOBA1998VIGH		92,00,000/-	9,20,000/-	50,000/-
9	Vighnaharta Plasto Pvt. Ltd., Address : Gut No. 1457/2, Paiki Nighoj Village, Taluka : Parner, Dist : Ahmednagar, Maharashtra	ARMB Mumbai/ email : iob1998@iob.in/ Mr. Anup Kumar, Contact no. 8807494874	Industrial Plant & Machinery located at Gut no. 1457/2, Paiki Nighoj village, Parner Taluk, Ahmednagar District, Maharashtra, owned by Mr. Kaluram Sachdev Gajare, Mrs. Shalini Kaluram Gajare and Ms. Meghana Gajare	IOBA1998PLASTO	2,84,51,324	63,00,000/-	6,30,000/-	10,000/-

*Book O/s is as on the date mentioned plus interest & charges from that date onwards.

For Details Auction Notice and terms & conditions Please visit:

- (1) <https://www.ibapi.in>
- (2) <http://www.mstcecommerce.com/>
- (3) www.iob.in

Applicable TDS has to be borne by the Successful Auction Purchaser.

Place -
Date -



IOB

REAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Interest Act, 2002 (hereinafter referred as "Act") pursuant to the notices issued under Sec 13(2) of the Security Interest (Enforcement) Act, 2001 (hereinafter referred as "SIEA") and the terms and conditions of the loan agreement entered into between the lender and the borrower, the lender is entitled to recover the principal amount of the loan along with interest and costs as detailed hereunder and whereas, consequent upon failure of the borrowers concerned to repay the loan, the lender has initiated the process of liquidation of the assets of the borrowers through the e-auction platform provided at the webportal <https://www.mstcecommerce.com/auctionhome/ibapi>.

Date and time of inspection	Date and Time of e-auction	Nature of possession	Nature of property	Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.)
On 02.02.2024 between 3.00 PM to 05:00 PM (with prior appointment)	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Residential	Not Exactly known to Bank. Property is being sold on "As is where is", "As is What is", and "Whatever there is" basis. Purchaser must ascertain the dues from the concern authorities/society and had to bear in full.
On 02.02.2024 between 3.00 PM to 05:00 PM (with prior appointment)	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Commercial	Not Exactly known to Bank. Property is being sold on "As is where is", "As is What is", and "Whatever there is" basis. Purchaser must ascertain the dues from the concern authorities/society and had to bear in full.
On 03.02.2024 between 3.00 PM to 5.00 PM (with prior appointment)	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Commercial	Not Exactly known to Bank. Property is being sold on "As is where is", "As is What is", and "Whatever there is" basis. Purchaser must ascertain the dues from the concern authorities/society and had to bear in full.
On 03.02.2024 between 3.00 PM to 05:00 PM, (with prior appointment)	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Physical possession	Industrial	Sales tax dues of Rs. 29,56,226/-+ interest. Electricity Dues of Rs. 1,06,200/- (same to be verified by prospective purchaser). However Purchaser must ascertain the dues from the concern authorities /society and had to bear in full
On prior appointment	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Industrial	Bank has received claim of Rs. 2352994/- (MVAT/CST) from the office of the Asst. Commr. Of state tax, Belapur, Navi Mumbai and MIDC Butibori dues as on April/2023 is Rs. 61,81,818/-
On prior appointment	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Commercial	Not Exactly known to Bank. Property is being sold on "As is where is", "As is What is", and "Whatever there is" basis. Purchaser must ascertain the dues from the concern authorities/society and had to bear in full.
01.02.2024 onwards between 11:00 a.m. to 01:00 p.m. (with prior appointment)	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Industrial	Not Exactly known to Bank. Property is being sold on "As is where is", "As is What is", and "Whatever there is" basis. Purchaser must ascertain the dues from the concern authorities/society and had to bear in full.
01.02.2024 onwards between 11:00 a.m. to 01:00 p.m. (with prior appointment)	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Industrial	Not Exactly known to Bank. Property is being sold on "As is where is", "As is What is", and "Whatever there is" basis. Purchaser must ascertain the dues from the concern authorities/society and had to bear in full.
01.02.2024 onwards between 11:00 a.m. to 01:00 p.m. (with prior appointment)	12.02.2024 between 11.00 AM. to 01.00 P.M. with auto extension of ten minutes each till sale is completed.	Symbolic Possession	Industrial	Not Exactly known to Bank. Property is being sold on "As is where is", "As is What is", and "Whatever there is" basis. Purchaser must ascertain the dues from the concern authorities/society and had to bear in full.

Authorised officer
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