



## Standard Chartered Bank

Retail Collections, 2nd Floor, 23/25 M.G. Road, Fort Mumbai - 400 001.

For further details please contact: Mr. Tirupathi Mykala, Phone: 022-67355093 / 9885667177, Email: Tirupathi.Mykala@sc.com

Please refer to the link provided on Standard Chartered Bank/secured creditor's website i.e.  
<https://www.sc.com/in/important-information/public-sale-notice-of-properties-under-the-possession-of-bank/>

### E-AUCTION NOTICE

#### PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002 READ WITH PROVISION TO RULE 6(2) & 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Whereas the undersigned being the Authorised Officer of Standard Chartered Bank, under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 ("the Act"), and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 ("the Rules") issued a demand notice dated 10th Jan 2024 calling upon the 1) OSWAL TRADING CO. 2) KANTIL BHIMSHI KARIA 3) RAMILA SHAMJI FARIA 4) KETAN BHIMSHI KARIA 5) BHARTI KANTIL KARIA resident of Flat No.701 Prince Palace Arun Vaidya Road Nr. Prashant Corner Panchpakhadi Thane - 400602 calling upon them to repay the outstanding amount being Rs. 68045746.81/- (Rupees Six Crore Eighty Lacs Forty Five Thousand Seven Hundred Forty Six & Paise Eighty One Only) for pertaining to loan account number 53255143 and Rs.8165517.84/- (Rupees Eighty One Lacs Sixty Five Thousand Five Hundred Seventeen & Paise Eighty Four Only) Pertaining to loan account no. 52371174 & Rs. 7189588.70/- (Rupees Seventy One Lac Eighty Nine Thousand Five Hundred Eighty Eight & Paise Seventy Only) Pertaining to loan account no. 53272919 by way of outstanding principal, arrears (including accrued late charges) and interests till 02.01.2024 along with further interest @ 10.50 % till actual date of payment within 60 days from the date of receipt of the said notice.

The Borrower/Co-Borrower/Director's/Guarantor's having failed to repay the amount, notice was hereby given to the Borrower/Co-Borrower's/Director's/Guarantor's and the public in general that the undersigned being the Authorized Officer of Standard Chartered Bank has taken Physical possession of the below secured assets as described herein below of the Borrower / Director / guarantors on 01.07.2025 for recovery of the secured debts dues to Standard Chartered Bank, Retail Collections, 23/25 M.G. Road Fort Mumbai - 400001 branch by exercising the powers conferred upon him under sub-section (4) of Section 13 of the said Act, read with rule 8 of the Security Interest (Enforcement) rules, 2002. Standard Chartered Bank has now decided to put up for E-auction of the Immovable properties and bids are invited by way of E-Tender on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" basis.

Borrower(s) are hereby given this notice under rule 8(6) and 9(1) of Security Interest (Enforcement) Rules, 2002 to pay the outstanding amount mentioned in the table within 30 days from the date of this notice, failing which the auction of secured asset shall take place.

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

The Basement admeasuring on or about 1750 Sq.ft built up area in the building known as Hemendra CHS Ltd, that is resting on the piece and parcel of the land bearing Survey No.11A/7, 11K, 11D, 11, City Survey no.49,51,52,53 Tikka No.22, Situated on Naupada (Gokhale Road), Thane, Tal and Dist Thane within the local limits of Thane Municipal Corporation of Thane within the registration sub district of Thane

All that premises on the ground floor Shop No.4, Hemendra CHSL, admeasuring 67.82 sq.mtrs (730 sq.ft) carpet area in the building of the said society constructed on property bearing survey No. 51, Tikka No.22, Situate, lying and being at Gokhale Road, Near Naupada, Thane within the limits of Municipal Corporation of Thane within the registration sub district of Thane

All that premises on the ground floor Shop No.4A, Hemendra CHSL, admeasuring 26.00 sq.mtrs (280 sq.ft) carpet area in the building of the said society constructed on property bearing survey No.51 and Tikka No.22, Situate, lying and being at Gokhale Road, Near Naupada, Thane within the limits of Municipal Corporation of Thane within the registration sub district of Thane

All that premises on the ground floor Shop No.5, Hemendra CHSL, admeasuring 6.50 sq.mtrs (70sq.ft) carpet area in the building of the said society constructed on property bearing survey No.51 and Tikka No.22, Situate, lying and being at Gokhale Road, Near Naupada, Thane within the limits of Municipal Corporation of Thane within the registration sub district of Thane

| Reserve Price    | EMD (10% of Reserve Price) | Bid Amount Incremental |
|------------------|----------------------------|------------------------|
| ₹. 135,025,200/- | ₹. 13,502,520/-            | ₹. 100 000.00/-        |

|                                                                     |                                                                                                                                                                                                                           |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inspection of the Assets                                            | 23.07.2025 between 03:00 PM to 5:00 PM                                                                                                                                                                                    |
| Last date and time for submitting online Tender & Application Forms | Date: 11.08.2025 Time: 5:00 PM                                                                                                                                                                                            |
| Date and Time of E-Auction                                          | The E-Auction will take place through portal assets.matexauctions.com (Web address of e-auction provider) on 12.08.2025 between 11:00 A.M to 1:00 PM with unlimited extensions of 10 minutes each till sale is concluded. |
| Contact Person & Phone No                                           | Tirupathi Mykala, Authorised officer - 9885667177                                                                                                                                                                         |

## TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

1. The property can be inspected on 23rd July 2025 between 03:00 PM to 5:00 PM
2. The Tender / bid form with the terms and conditions can be obtained online from the website [assets.matextaxauctions.com](https://assets.matextaxauctions.com). The tender form and the terms and conditions would be available on the website from 10th July 2025 to 11th August 2025 up to 5:00 PM. The bid/ tender form complying with all necessary terms shall be submitted along with the proof of **EMD amount of ₹.13,50,250/- (Rupees One Crore Thirty Five Lakh Two Thousand Five Hundred Twenty Only)** onwards the Earnest Money Deposit favoring Standard Chartered Bank Deposit through EFT/NEFT/RTGS transfer in favor of Mortgage Suspense Account No. 42705095742; IFSC: SCBL0036078. The earnest money deposit shall not carry any interest. BID form shall be downloaded and duly filled and uploaded to [www.matextaxauctions.com](https://www.matextaxauctions.com).
3. Last date to submit the bid along with Earnest Money Deposit is on or before 5:00 P.M. on 11th August -2025.
4. Along with the bid form the proposed bidder shall also attach his/her identity proof and the proof of residence such as copy of the passport, election commission card, ration card driving license etc. and a copy of the PAN card issued by the Income Tax Department of India.
5. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is necessary for the intending bidder as all the relevant information and allotment of ID & password by M/s Matex Net Pvt Ltd may be conveyed through e-mail).
6. On the auction date all the bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the bank. In no eventuality would the property be sold below the reserve price. However, the bidders personally present for the auction shall have the right to further enhance their bid price by a minimum sum of Rs.1,00,000/- and in the event of higher bid price being offered, the Bank shall have the right to accept the same. After each bid, the window for the next bid shall be open for 5 mins within which the next bid can be placed. The Auction time shall be 120 Minutes from 11:00 A.M. to 1:00 P.M. with unlimited extensions of 10 minutes each. In case bid is placed in the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes.
7. Thereafter, when the Bank confirms the sale, the purchaser will be required to pay deposit of 25% (twenty-five percent) of the sale price, after adjusting the earnest money deposit, immediately with the undersigned. The balance amount of 75% of the purchase price shall be paid by the purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the bank shall be at liberty to forfeit the earnest money deposit and proceed with re-auction of the property. The defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
8. All the payments shall be made by the purchaser by Deposit through EFT/NEFT/RTGS transfer in favour of Mortgage Suspense Account No. 42705095742; IFSC: SCBL0036078
9. On receipt of the sale price in full, the bank shall be issuing a sale certificate in favor of the purchaser and would hand over the possession of the property to the purchaser.
10. The said immovable property described in the schedule herein below shall remain and be at the sole risk of the purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the sale by the undersigned Authorized Officer. The Purchaser shall not be entitled to annul the sale on any grounds whatsoever.
11. EMD of the unsuccessful bidders will be returned through NEFT/RTGS to the Bidder/ bank account details provided by them in the bid form and intimated via their email id.
12. For all purposes, sale of the said property is strictly on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" basis. To the best of the knowledge and information of the Authorized Officer of the bank, no other encumbrances exist on the property.
13. All expenses relating to stamp duty, registration charges, transfer charges, taxes, maintenance charges, property tax, electricity and Water charges / TDS and any other charges in respect of the above referred property shall be borne by the successful bidder/purchaser.
14. The Authorized officer is not bound to accept the highest offer or any or all offers, and the bank reserves its right to reject any or all bid(s) without assigning any reasons thereof.
15. The particulars about the properties specified in the tender document have been stated to the best of the information of the Authorized Officer and the Authorized Officer shall not be answerable for any error, misstatement, or omission in this proclamation. Save and except above, the Bank is not aware of any other encumbrance of the secured asset.
16. The prospective bidders can inspect the property on the date and time mentioned as above.

### Statutory 30 days' Notice under Rule 9 (1) of the SARFAESI Act, 2002

The borrower / Directors of 1) OSWAL TRADING CO 2) KANTILAL BHIMSHI KARIA 3) RAMILA SHAMJI FARIA 4) KETAN BHIMSHI KARIA 5) BHARTI KANTILAL KARIA are hereby notified to pay the dues as mentioned above along with up-to-date interest and ancillary expenses before the date of e-Auction, failing which the Schedule properties will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 09.07.2025

Place: Mumbai

Authorized Officer  
Standard Chartered Bank