



E-auction sale notice for sale of Immovable assets under the securitisation 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 properties mortgaged/charged to Bank of India (secured creditor), the physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis", "as is what is basis" and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset:

The sale will be done by the undersigned through e-auction platform provided hereunder.

Sr. No.	Branch Name / Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	Churchgate Branch Mr.Ankur Rajendra Padia Amt O/S: Rs 15.81 lakhs + Interest+Cost+Legal Expenses	EQM of Flat no 401,4th Floor, Building No-5, Sai Samarth Complex, Kargil Nagar, Virar(E), Dist-Palghar 401303, owned by Mr. Ankur R. Padia Built up Area:450.00 Sq.ft (on the basis of Physical possession)	10.17	1.02	9967302090, 9894342916, 022-22884867
2	Mandvi Mr. Shyamjee Bechu Sharma Amt O/S: Rs 11.49 lakhs + Interest+ Cost+ Legal Expenses	EQM of Flat No.301, 3rd floor, "B" wing, "ESG VISHWA situated at survey no 59/5B/1 Goveli-Titwala station Road Titwala east Tal kalyan dist Thane in the name of Mr Shyamjee Sharma and Mrs.Lilavati shyamjee Sharma Carpet Area: - 375.00 Sq.ft. Built Up Area:-475.00 Sq. ft. (On the basis of Physical possession)	10.80	1.08	Mob no 8777039798, 8882158008, Tel -022-23750107
3	Wodehouse Road M/S Satyam Agency (Prop. Suresh K Choudhary Amt O/S: Rs 166.71 lakhs + Interest+ Cost+ Legal Expenses	EQM of Flat No.11 Ground Floor ANKUR Building Society Ganpati Krupa co-op Hsg Soc. Ltd cabin Road Bhayander East Thane 401105 owned by Suresh Kumar Carpet Area: - 104.17 Sq.ft. Built Up Area:-125.00 Sq. ft (On the basis of Physical possession)	10.10	1.01	Mob no 9372971053, 8210577492
4	Jacob Circle Mrs. Shweta Sachin Amborkar and Mr. Sachin Amborkar Amt O/s : Rs 19.29 Lakhs + Interest+cost+legal expenses	EQM Of Flat No. 101, on 1st Floor, In "A" wing of the building known as "ANUSHREE CHS LTD" Village Belavali, Near Shanti Nagar, Badlapur (W), Tah- Ambarnath, Dist- Thane, Maharashtra in the name of Mrs. Shweta Sachin Amborkar and Mr. Sachin Amborkar. Carpet Area: 363.60 Sq. ft. Built Up area; 436 Sq. ft. (On the basis of Physical possession)	16.66	1.67	Tel No. 022-23010693, 23093252 Mob 9892961638 9552100963
5	Wodehouse Road M/S Satyam Agency (Prop. Suresh K Choudhary Amt O/S: Rs 166.71 lakhs + Interest+Cost+ Legal Expenses	EQM of Shop No 11 Ground Floor Ankur Society Ganpati krupa Co-op Hsg Ltd Cabin Road Bhayander East thane 401105 owned by Mr. Suresh Kumar. Carpet Area: - 175.00 Sq.ft. Built Up Area:-210.00 Sq. ft (On the basis of Physical possession)	24.50	2.45	Mob no 9372971053, 8210577492
6	Electric House M/s CEETEE Trading and Leasing Pvt Ltd. Mr.Vijay Shivram Mahajan & Sharad Ramchandra Ghadi Amt O/S: Rs 38.39 lakhs + Interest+ Cost+ Legal Expenses	EQM of immoveable property situated at Commercial Shop No.1 & 2 (built up area 375 sq. ft.) & Residential Flat 2 & 3 (built up area 750 sq. ft) Total area 1125 sq.ft at Ground floor in "A" Wing of "Shri SAI APARTMENT" on Plot bearing S-No.121 situated at off Saba road , Diva, East Dist –Thane 401612 in the name Mr. Vijay Shivram Mahajan (On the basis of Physical possession)	23.14	2.32	Tel No. 022-22818835 Mob no 9136894237
7	Wodehouse Road M/S Satyam Agency (Prop. Suresh K Choudhary Amt O/S: Rs 166.71 lakhs + Interest+Cost+ Legal Expenses	EQM of Shop No 21 & 22 Ground Floor Building Ankur Ganpati Krupa Co-op. Hsg Soc. Ltd Cabi Road Bhayander East 401107 owned by Mr. Suresh Kumar. (On the basis of Physical possession) Carpet Area: - 222.50 Sq.ft. Built Up Area:-267.00 Sq. ft	31.10	3.11	Mob no 9372971053, 8210577492
8	DN Road Branch Mr. Jang Bahadur Singh O/S : 82.73 lakhs + Interest + Cost of expenses/charges	EQM of Flat no 102 1st floor B-wing shiv Govind Complex sector no 13 Kharghar, Raigad 410210 owned by Mr.Jang Bahadur Singh Built up Area -617.00 sq.ft. (on the basis of Physical possession)	58.50	5.85	9648668201 022-22692554
9	Tardeo Road M/s Anil Transport Services (Prop. Mr Anil Agrawal & Mrs Mamta Agrawal) Amt O/S: Rs 77.74 lakhs + Interest+ Cost+ Legal Expenses	Residential property(Ground +1st upper floor)situated at village Anik ,Mahul road, Near Shankar Temple Vashi naka chembur Tal Kurla dist Mumbai 400074 in the name of Smt Mamta Anilkumar Agarwal Carpet area 952.Sq.ft. Built Up Area:-1142.00 Sq. ft. (On the basis of Physical possession)	95.35	9.54	Tel. 022-23531417 Mob 9935817392, 7350720023
10	Shivaji Park Branch M/s Concorde Designs Pvt Ltd Director – Late Mr Anvay Madhukar Naik & Late Smt Kumud Madhukar Naik O/s: Rs 805.41 lakhs +Interest+Cost of expenses/ charges	EQM of Office/Flat no 101 & 102 at Prathamesh CHSL, First Floor, Opp. Raja Shivaji Vidyalay, Hindu Colony, Khareghat Road, Dadar (East) Mumbai 400014 owned by M/s. Concorde Designs Pvt. Ltd. Carpet Area: 1995 sq ft. (on the basis of Physical possession)	454.03	45.41	9975088178, 022-24300181
11	Maheshwari Udyan Branch Mrs.Habiba Masiar Rahaman & Mr Masiar Atiar Rahaman O/S : 158.78 lakhs + Interest + Cost of expenses/charges	EQM of Flat no 904 9th floor B-Wing Raj Galaxy 1 CHSL, CST Road Kalina Santacruz(E) Mumbai 400098 owned by Mr. Masiar A. Rahaman & Mrs.Habiba M Rahaman Built Up Area 792.00 sq.ft (on the basis of Physical possession)	175.50	17.55	9558072733, 022-24095332
12	Churchgate Branch M/S CRP Beaumont Research ( I) Pvt.Ltd Amt O/s : Rs. 412.55 Lakhs + Interest + cost + legal expenses	EQM of Flat at Duplex Flat No. 1201 on the 12th Floor and 13th Floor, "E" Wing, Building No. 2, known as "Bhardwaj Co. Operative Housing Society Limited", Near Rushivan Bus Stop, Village Dahisar, Borivali (East), Mumbai 400 066 in the name of Mr. Manish Rameshchandra Vyas. Built Up Area: - 1500 Sq. ft. Carpet Area :- 1250 Sq. Ft (on the basis of Physical possession)	144.60	14.46	9967302090, 9894342916, 022-22884867

**Date and Time of E-auction – 04.07.2023 from 11.00 A.M. to 5.00 P.M. (IST)**  
**Inspection Date and Time of Properties -on 09/06/2023 between 1.00 p.m. to 3.00 pm with prior appointment with above mentioned respective branches on the contact numbers given against respective branches.**

**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".
- For downloading further details, Process Compliance and Terms & Conditions, Please visit:-  
a. <https://www.bankofindia.co.in>,  
b. Website address of our e-Auctions Service Provider-  
<https://www.mstcecommerce.com/auCTIONHOME/ibapi/index.jsp>  
Bidders have to complete following formalities well in Advance:  
Step 1: Bidder/Purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-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 Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform.  
Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.  
Please note that Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date.  
Bidder may visit <https://www.ibapi.in>, where "Guidelines" for bidders are available with educational videos.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of 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 Authorised 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.
- Date of Inspection will be on **09/06/2023 between 1.00 p.m. to 3.00 pm** with prior appointment with above mentioned respective branches on the contact numbers given against respective branches.
- Bids shall be submitted through online procedure only.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.10,000/- (Rupees Ten thousand only) in respect of properties listed at SR no 1, 2, 3 and 4, in multiples of Rs 50,000/- (Rupees Fifty thousand only) in respect of properties listed at SR no 5, 6, 7, 8, 9, 10, 11 and 12.**
- 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 unsuccessful bidders shall be refunded.
- The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer 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 amount by the successful bidder 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 property/ amount.
- Neither the Authorised Officer/ Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.
- The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings 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 Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

**SALE NOTICE TO BORROWERS/ GUARANTORS**

The undersigned being the Authorized Officer of the Bank of India is 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 outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer 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 same as mentioned above before the date fixed for sale failing which the property will be sold and balance 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: 29.05.2023**  
**Place: Mumbai**

**Sd/-**  
**Authorized Officer**  
**Bank of India**