



**E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

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 constructive/physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on "as is where is", "as is what is" and "whatever there is" 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 here under.

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/ GUARANTOR**

(Rs. In Lakh)

Sr. No	Names of the Branch/ Borrower/ Guarantor	Description of the properties	Reserve price/ EMD Amount/	O/s Dues (Excluding Int, Penal Int & Exp) In Lakh	Contact No
1	KALWA Branch Mr Chandrakant Shaligram Sapkale (Borrower)	Flat No - 1802, 18th Floor, D-Wing, Building - River Scape, Casa Rio Complex, Kalyan Shil Road, Village - Nilje, Dombivalli (E), Dist Thane - 421204. Built-Up Area - 958 Sq Ft (Physical Possession is with Bank)	73.50/ 7.35	71.20	022-25414483/ 8779987570
2	KALWA Branch Mr. Jayendra Balu Pawar	Residential Flat no 04, ground floor, Building Om Krishna CHSL, CTS no-764 to 770, Bhusar Ali, Kalwa West Thane-400605. Built up area-310 sq.ft. (Physical possession is with bank)	21.90/ 2.19	20.89	022-25414483/ 8779987570
3	KALWA Branch/ Mr. Shrishkumar Deshpande Mrs. Sonal Shrishkumar Deshpande	Residential flat No.701 (along with open car parking space no. OP-S33), 7th Floor, B-Wing, Fortuna, A, B,C CHS, Lodha Paradise Majiwade, Thane- 400601 Built up area-825 sq. ft. (Symbolic possession is with Bank )	112.00/ 11.20	78.58	022-25414483/ 8779987570
4	KURLA (West) Mr. Pramod Narayan Sallan (Borrower)	Flat No 106, 1st Floor, Building No - 7, Orchid Residency, Village - Harigran, Matheran Road, Taluka - Panvel, Dist - Raigad. Built-Up Area - 540 Sq Ft (Physical Possession is with Bank)	20.70/ 2.07	17.33	022-25041841 /9122776673
5	Panchpakhadi Branch BORROWER: M/s VACC-SYN BIOTECH PVT LTD. GUARANTOR: M/s Synergy Diagnostics Pvt Ltd.	Plot bearing Survey No. 121, H. No.10 (admeasuring 5360 sq. mtrs) and Survey no. 21, H No. 11A (adm 19300 sq. mtrs) Opposite Vrundavan Paradise, Post Badlapur, Taluka Ambernath, Dist. Thane within limits of Badlapur Municipal corporation, owned by M/s synergy diagnostics Pvt Ltd and leased to M/s Vacc-syn Biotech Pvt Ltd. Property is in the name of M/s Synergy Diagnostics Pvt. Ltd. (Guarantor) Physical possession is with bank	940.00/ 94.00	1660.60	022-25366246/ 25390540
6	Kharghar Sector-10 Branch /Mr. Ashok Balri	Flat no- G-001, Ground Floor, "Shree Krupa Yash", Plot no-130, Sector-10, Kopra-Kharghar Ta-Panvel Dist-Raigad (1 RK flat having built up area-166 sq. ft) (Symbolic possession is with Bank)	28.25/ 2.825	23.88	8404868269

Date and Time of E-auction- 26.12.2023 from 11.00 AM to 5.00 P.M. (IST) with unlimited extensions of 5 minutes duration

Inspection date and time of properties- On 13.12.2023 from 11 am to 4 pm with prior appointment with above mentioned respective branches on the contact nos. given against branches.

Terms and Conditions of the E-auction are as under:



E-Auction is being held on "as is where basis". "As is what is basis" and will be conducted "On Line". The auction will be conducted through Government of India approved service provider e-भारत Integrated Portal (<https://ibapi.in>). E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website (<https://www.bankofindia.co.in>)

Terms and Conditions of the E-auction are as under:

The Auction sale will be 'on line E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 26.12.2023 from 11.00 AM to 5.00 P.M. (IST) with unlimited extensions of 5 minutes' duration.

1. The sale will be done by the undersigned through e-Auction platform provided at the website <https://www.mstcecommerce.com> on the date and time mentioned above. The Intending Bidders/Purchasers are requested to register on portal <https://www.mstcecommerce.com/auctionhome/ibapi/> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-Auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online Global EMD wallet well in advance before the auction time. In case EMD amount is not available in Global EMD wallet, system will not allow to bid. The Registration, Verification of KYC documents and transfer of EMD in wallet must be completed well in advance before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-Auction. Bidder's Global Wallet should have sufficient balance ( $\geq$  EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
2. Intending bidders shall hold a valid e-mail address. For further details and query, please contact IBAPI, Help Line No. 18001025026 or 011-41106131 Help Line e-mail ID: [ibapi@allahabadbank.in](mailto:ibapi@allahabadbank.in).
3. 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.
4. Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund transfer to the bucket account as guided and mentioned in IBAPI portal before participating in the bid online.
5. Successful Bidder has to submit Hard copy of KYC documents to respective branches as mentioned in above table and scan copies to be forwarded to the authorised officers to [ARD.Navimumbai@bankofindia.co.in](mailto:ARD.Navimumbai@bankofindia.co.in).
6. The KYC documents are (i) proof of Identification(KYC) viz. Voter ID Card/Driving Licence/Passport etc. ii) Current address proof for communication, iii) PAN card of the bidder iv) valid e-mail ID v) contact No.(Mobile/Landline) of the bidder etc.
7. Date of inspection will be on 13.12.2023 as mentioned in table above from 11.00 AM to 4.00 PM ONLY with prior appointment with above mentioned respective branches on the contact nos. given against branches.
8. Prospective bidders may avail online training on e-auction from IBAPI portal.
9. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
10. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
11. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 0.25 lakh (Rupees Twenty Five Thousand only).
12. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
13. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
14. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to pay 25% of the purchase amount (including Earnest money) already paid, immediately on acceptance of bid price by Authorised officer on the same day or maximum by next day 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 at any stage 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 the property/ amount.
15. The prospective qualified bidders may avail online training on e-auction from IBAPI portal, prior to the date of e-auction. Neither the Authorised officer nor the Bank 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 are requested to ensure that they are technically well equipped with adequate power back-up etc. For successfully participating in the E-Auction event.
16. The purchaser shall bear the applicable stamp duties/Registration fees/other charges etc. and also all the statutory/non statutory dues, taxes, assessment charges etc. owing to anybody. any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
17. The Authorised officer/Bank is not bound to accept the highest offer and has absolute right and 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.
18. 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).
19. 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 or on the contact Nos. given.
20. If any of the participant deposits the EMD after registering himself and afterwards opt not to bid can reverse the bid amount through system as specified in IBAPI portal.

#### SALE NOTICE TO BORROWERS/GUARANTORS

The undersigned being the Authorised Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under the Securitisation 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 the dues with interest and costs and charges etc. in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notices to all of you under section 13(2) to pay the amount mentioned thereon within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorised Officers in exercise of the powers conferred under section 13(4) took possession of the secured asset, more particularly described in the schedule mentioned above & e-auction sale notice to be published in Free Press Journal and Mumbai Nav Shakti publication dated 24.11.2023 respectively.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and balance due, 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 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.

Place: Navi Mumbai  
Date: 23.11.2023

AUTHORISED OFFICER(S)  
BANK OF INDIA