


E-AUCTION FOR SALE OF MOVEABLE / 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on **10.03.2025**, for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The reserve price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No	Type: S: shop, O: Office, P: Plot, F: Flat, G: Godown, Fa: Factory, B: Bungalow,	Location of Properties	Name of The Borrowers/Guarantor And Amount Outstanding	Description of The Properties	Reserve Price (Rs. In Lakhs)	Emd of The Property (Rs. In Lakhs)
Bungalow						
1	Bungalow (Symbolic Possession)	Mira Road	M/s. Kismat Enterprises. Amount O/s – 202.71 Lakhs + Interest+ Expenses/ Charges	Bungalow No. 12, Kismat House, on plot bearing Survey No. 83/1, village Ghodbunder, Mira Road East, Thane- 401 107	166	16.6
Flats						
2	Flat (Physical Possession)	Khar (W), Mumbai – 400052	Vemb Retail Pvt. Ltd. Amount O/s – 811 Lakhs + Interest+ Expenses/Charges	Flat 101, Gopi Kunj CHSL, Chitrakar Dhurandhar Road, Opp. Nateshwar Bhavan, Khar (W), Mumbai – 400 052	912	91.2
3	Flat (Physical Possession)	Dadar (East), Mumbai	M/s. Concorde Designs Pvt. Ltd., Amt. O/s Rs. 805.41 Lakhs + Interest + Expenses	Flat No. 101 & 102, 1st Floor, Prathmesh CHSL, Plot No 132 of Matunga Division, Hindu Colony, Dadar (East), Mumbai	400	40
4	Flat (Physical Possession)	Goregaon (W), Mumbai – 400104.	M/s. Mediawork Equipment Pvt. Ltd., Borri/Guar-Shakuntala Gupta . Amt O/s - 698.00 Lakhs + Interest + Charges + Expenses	Flat 203 Wing- A, Galaxy Heights CHSL Bangurnagar Metro Station New Link Road Mitha Nagar Goregaon (W), Mumbai - 400 090	81	8.1
5	Flat (Symbolic Possession)	Goregaon (W), Mumbai – 400104.	M/s. Gopal Cine Rentals Amt. O/s Rs. 244.55 Lakhs + Interest + Expenses + Charges	Flat No. 1204, 12th Floor, D Wing, Galaxy Heights, C& D CHSL, Link Road, Goregaon (W), Mumbai – 400 104.	88	8.8
6	Flat (Symbolic Possession)	Kharghar, Navi Mumbai – 410210.	Mr. Santosh Rambhau Pote Amt. O/s- Rs. 119.46 Lakhs + Interest + Charges + Expenses	Flat No. 501, 5th Floor, Dolphin's Pride, Plot no.2B, Sector No. 34A, Kharghar, Navi Mumbai – 410 210.	75	7.5
7	Flat (Symbolic Possession)	Kharghar, Navi Mumbai – 410210.	Mr. Santosh Rambhau Pote Amt. O/s, Rs 119.46 Lakhs + Interest + Charges + Expenses	Flat No. 601, 6th Floor, Dolphin's Pride, Plot no.2B, Sector No. 34A, Kharghar, Navi Mumbai – 410 210.	80	8
8	Flat (Physical Possession)	Lowjee Khopoli, Taluka Khalapur, Dist Raigad 410203	Subhash Barkoji Khedekar & Smita Subhash Khedekar 52.10 Lakhs + Interest + Charges + Expenses	Flat No. 301, 3rd Floor, A Wing, Twinkle Apartment, Old Mumbai Pune Road, Off Old Mumbai Pune Road, Chinchvali Shekin, Lowjee Khopoli, Taluka Khalapur, Dist. Raigad	12.5	1.25

			Charges + Expenses	410 210.		
7	Flat (Symbolic Possession)	Kharghar, Navi Mumbai - 410210.	Mr. Santosh Rambhau Pote Amt. O/s. Rs 119.46 Lakhs + Interest + Charges + Expenses	Flat No. 601, 6th Floor, Dolphin's Pride, Plot no.2B, Sector No. 34A, Kharghar, Navi Mumbai - 410 210.	80	8
8	Flat (Physical Possession)	Lowjee Khopoli, Taluka Khalapur, Dist Raigad 410203	Subhash Barkoji Khedekar & Smita Subhash Khedekar 52.10 Lakhs + Interest + Charges + Expenses	Flat No. 301, 3rd Floor, A Wing, Twinkle Apartment, Old Mumbai Pune Road, Off Old Mumbai Pune Road, Chinchvali Shekin, Lowjee Khopoli, Taluka Khalapur, Dist. Raigad 410 203	12.5	1.25
9	Flat (Physical Possession)	Lowjee Khopoli, Taluka Khalapur, Dist Raigad 410203	Subhash Barkoji Khedekar & Smita Subhash Khedekar 52.10 Lakhs + Interest + Charges + Expenses	Flat No. 302, 3rd Floor, A Wing, Twinkle Apartment, Old Mumbai Pune Road, Off Old Mumbai Pune Road, Chinchvali Shekin, Lowjee Khopoli, Taluka Khalapur, Dist. Raigad 410.203	13	1.3
10	Flat (Symbolic Possession)	Mandvi Division, Mumbai	M/s. Shreeji Trade Corporation Borrower/ Guarntor - Pravina Parikh Amount O/s - Rs. 125.71 Lakhs + Interest+ Expenses/ Charges	Flat 404-A, 4th Floor, Matruchhaya Commercial Premises CHS. Ltd., Narshi Natha Street, Mandvi division, Mumbai 400009	37	3.7
11	Flat (Symbolic Possession)	Nerul - 400706	M/s. Asfa International Amt. O/s Rs 179.81 Lakhs + Interest + Charges + Expenses	Residential Flat No. 404, Deep Sagar CHSL, Plot No. 25, Sector 19, Nerul - 400 706	73	7.3
12	Flat (Symbolic Possession)	Kalamboli Panvel	M/s. S H Metal Borr/ Guar - Mr. Shakir Ali Khan Borr/Guar- Rs 593.69 Lakhs+ Interest + Charges	Flat 1102, 11th Floor, infinity Heights CHSL Sector -14 Kalamboli Panvel	66	6.6
13	Flat (Symbolic Possession)	Kalamboli Panvel	M/s. S H Metal Borr/ Guar - Mr Shakir Ali Khan Borr/Guar- Rs. 593.69 Lakhs+ Interest +Charges	Flat 1103, 11th Floor, infinity Heights CHSL Sector 14 Kalamboli Panvel	66	6.6
14	Flat (Symbolic Possession)	Palghar- 401201	M/s. Water Stones Borr/ Guar- Mr. Ganesan Iyer, Mrs. Gloria Cardoza. 198.88 Lakhs+ Interest	House No. 214, Ramnath Wadi Survey No. 10, Hissa No. 1 Village Kiravali, Taluka, Vasai, Dist. Palghar-401201	50	5
15	Flat (Symbolic Possession)	Temghar, Maharashtra	Mr. Milind Bhagwan Sagar Mrs. Beena Milind Sagar Mr. Deepraj milind Sagar Amt. O/s Rs. 88.10 Lakhs + Interest + Charges + Expenses	Flat No. 1201, Tower 14, Atlanta Eden World, Pipe Line Road, Opp. PWD Guest House Bhadwad, Bhawad Gaon sonale, Village - Temghar, Bhiwandi Maharashtra 421308	35	3.5
16	Flat (Symbolic Possession)	Thane	Geeta Prajapati Amt O/s- 65.15 Lakhs + Interest + Charges+ Expenses	Flat 302, 3 Floor, Triveni Tower CHSL, Kalyan East, Thane - 421306	33	3.3
17	Flat (Symbolic Possession)	Thane	Aslam Nabl Amt O/s- Rs. 58.21 Lakhs+ Interest + Charges	Flat 1903, 19th Floor, Code Name BIG BANG, Casa Fresco B & C of Casa Fresco - A to E CHSL BalkaumThane 400607	70	7
18	Flat (Physical Possession)	Temghar, Maharashtra	Sunny shah Amt O/s - 73.59.00 Lakhs + Interest + Charges + Expenses	Flat No. 1203, 12th Floor, Tower No. 14, Building A, Village Temghar Bhiwandi Thane- 421 302	28	2.8
19	Flat (Physical Possession)	Temghar, Maharashtra	Sunny shah Amt O/s - 73.59.00 Lakhs + Interest + Charges + Expenses	Flat No. 1204, 12th Floor, Tower No. 14, Building A, Village Temghar Bhiwandi Thane- 421 302	28	2.8
20	Flat (Physical Possession)	Thane	Rajendra Gosavi O/s - Rs. 61.93 Lakhs + Interest +Charges	Flat 702 , 7th Floor,"Shree Mangleshwar Heights", Majiwade Ghodbunder Road Thane- 400601	28	2.8

19	Flat (Physical Possession)	Temghar, Maharashtra	Sunny shah Amt O/s - 73.59.00 Lakhs + Interest + Charges + Expenses	Flat No. 1204, 12th Floor, Tower No. 14, Building A, Village Temghar Bhiwandi Thane- 421 302	28	2.8
20	Flat (Physical Possession)	Thane	Rajendra Gosavi O/s - Rs. 61.93 Lakhs + Interest + Charges	Flat 702 , 7th Floor, "Shree Mangleshwar Heights", Majiwade Ghodbunder Road Thane- 400601	28	2.8
21	Flat (Symbolic Possession)	Temghar, Maharashtra	Mr. Milind Bhagwan Sagar Mrs. Beena Milind Sagar Mr. Deepraj milind Sagar Amt. O/s Rs. 88.10 Lakhs + Interest + Charges + Expenses	Flat No. 1202, Tower 14, Atlanta Eden World, Pipe Line Road, Opp. PWD Guest House Bhadwad Road, Bhiwandi Gaon sonale, Village – Temghar, Maharashtra - 421308	35	3.5
22	Flat (Symbolic Possession)	Temghar , Maharashtra	Vasudeo Khamkhar O/s - Rs 103.83 Lakhs + interest + Charges	Flat 802, 8th Floor, B wing, Arihant City, Temghar, Bhiwandi, Thane - 421308	31	3.1
Factory						
23	Factory (Symbolic Possession)	Wada	M/s. S H Metal Borr/ Guar - Mr. Shakir Ali Khan Borr/Guar- Rs. 593.69 Lakhs+ Interest + Charges	Plant and machinery and Land and Building located at Plot No. 4, Gat No 495 and 498 village Kondle, Wada- 421312	202	20.2
Godown						
24	Godown (Physical Possession)	Bhiwandi, District Thane	M/s. Harsh Trading Co. Amt. O/s - Amt O/s – 494.09 Lakhs + Interest + Charges + Expenses	Industrial Godown No. 3, Ground Flooe, Building No A, Mahavir Complex, Mankoli Road, Village Anjur, Taluka Bhiwandi, District Thane 421202	54	5.4
25	Godown (Physical Possession)	Bhiwandi, Thane	M/s. Divs Laboratories Amount O/s – Rs. 125.71 Lakhs + Interest+ Expenses/ Charges	Godown No. 101,102,103, First Floor, Ganesh Compound, Village Purna, Bhiwandi, Thane own by Mr. Pradeep N Lohia.	109	10.9

26	Godown (Physical Possession)	Bhiwandi, Thane 421302	M/s. B R mineral waters borrower - Vandana Shinde Amt O/s - 98.98 Lakhs + Interest + Charges + Expenses	Godown No. 111 & 211 Building No. A-7, Pritesh complex, off Thane Bhiwandi Road, Bhiwandi, Thane 421302	90	9
27	Godown (Physical Possession)	Vashi, Navi Mumbai	M/s. Swayam Exim Pvt. Ltd. Amt. O/s - Rs. 205.21 Lakhs + Interest + Charges + Expenses	Warehouse No. 203 & 204, 1st Floor, Chawala Warehouse, Plot No. 44- 9, Sector 18, Vashi, Navi Mumbai	99	9.9
28	Godown (Physical Possession)	Vashi, Navi Mumbai - 400703.	M/s. Swayam Exim Pvt. Ltd. Amt. O/s - Rs. 205.21 Lakhs + Interest + Charges + Expenses	Warehouse No. 109, 1st Floor, Chawala Warehouse, Plot No. 44- 9, Sector -18, Vashi, Navi Mumbai- 400 703.	64	6.4
Office						
29	Office (Physical Possession)	Dronagiri, Uran Raigad - 400702	M/s. Yashmaan Exports	Office No. 402, 4th Floor, B- Wing, Harbour Court, Near Vaishnavi Hotel, Sector 2, Village - Dronagiri, Uran Raigad - 400 702.	23	2.3
Shops						
30	Shop (Symbolic Possession)	Bhiwandi Thane	M/s. Durga Textiles Amt O/s - 83.57 Lakhs + Interest + Charges + Expenses	Gala No. 105 & 106, 1st Floor, D Building, G H No 1987, Indian Oil Petrol Pump, Village - Bhiwandi, Dist - Thane, 421302	69	6.9
31	Shop (Physical Possession)	Bhivandi, Thane - 421302	M/s. Connecting India., Amt. O/s Rs. 711.06 Lakhs + Interest + Expenses + Charges.	Unit No. 114 1st Building No. A-8, Padmini Complex, near seven Garden Project, Pipe Line Road, Village Purna, Taluka Bhivandi, Thane -421 302	46.25	4.625
32	Shop (Physical Possession)	Bhivandi, Thane - 421302	M/s. Connecting India., Amt. O/s Rs. 711.06 Lakhs + Interest + Expenses + Charges.	Unit No. 115 on 1st Floor, Building No. A-8, Padmini Complex, near seven Garden Project, Pipe Line Road, Village Purna, Taluka Bhivandi, Thane -421 302	46.25	4.625
33	Shops (Physical Possession)	Bhivandi, Thane - 421302	M/s. Connecting India., Amt. O/s Rs. 711.06 Lakhs + Interest + Expenses + Charges.	Gala No. 214 On 2nd Floor, Building No A-8, Padmini Complex, Near Seven Garden Project, Pipe Line Road, Village Purna, Taluka Bhivandi, Thane -421 302	46.25	4.625
34	Shops (Physical Possession)	Bhivandi, Thane - 421302	M/s. Connecting India., Amt. O/s Rs. 711.06 Lakhs + Interest + Expenses + Charges.	Gala No. 215 On 2nd Floor, Building No. A-8, Padmini Complex, Near Seven Garden Project, Pipe Line Road, Village Purna, Taluka Bhivandi, Thane -421 302	46.25	4.625
35	Shops (Physical Possession)	Bhiwandi, Thane	Renal Dialysis Amt O/s - Rs. 230.25 Lakhs + Interest + Expenses + Charges	Shop No. 02, Kungle Apartment, Municipal House No. 1482, New Kaner Bhivandi, Thane	11	1.1
36	Shops (Physical Possession)	Bhiwandi, Thane	Renal Dialysis, Amt O/s - Rs. 230.25 Lakhs + Interest + Expenses + Charges	Shop No. 03, Kungle Apartment, Municipal House No. 1482, New Kaner Bhivandi, Thane	10	1
37	Shops (Physical Possession)	Bhiwandi, Thane	Renal Dialysis, Amt O/s - Rs. 230.25 Lakhs + Interest + Expenses + Charges	Shop No. 04, Kungle Apartment, Municipal House No. 1482, New Kaner Bhivandi, Thane	12	1.2
38	Shops (Physical Possession)	Dronagiri, Navi Mumbai	M/s. Atlantic Overseas, Amt O/s - Rs. 260.92	Premises No. 28, Shakti Business Park, Plot No. 5C, Sector - 2/B, Dronagiri Navi Mumbai	27.6	2.76

37	Shops (Physical Possession)	Thane	M/s. Atlantic Overseas, Expenses + Charges	House No. 1482, New Kaneri Bhiwandi, Thane		
38	Shops (Physical Possession)	Dronagiri, Navi Mumbai, Pin code- 400702	M/s. Atlantic Overseas, Amt O/s - Rs. 260.92 Lakhs + Interest + Expenses + Charges	Premises No. 28, Shakti Business Park, Plot No. 5C, Sector - 2/B, Dronagiri, Navi Mumbai, Pin Code- 400 702	27.6	2.76
39	Shops (Physical Possession)	Dronagiri, Uran - 400702	M/s. Yashman Rajeev Pathak, Amt O/s. Rs. 89.13 Lakhs + Interest + Expenses	Unit No. 201, Plot No. 8, 9 & 10, Dronagiri, Uran -400 702	12	1.2
40	Shops (Physical Possession)	Dronagiri, Uran - 400702	M/s. Yashman Rajeev Pathak, Amt O/s. Rs. 89.13 Lakhs + Interest + Expenses	Unit No. 205, Plot No. 8, 9 & 10, Dronagiri, Uran -400 702	12	1.2
41	Shops (Physical Possession)	Dronagiri, Uran, Raigad, Navi Mumbai, Maharashtra	M/s. Shree Dev Textiles, Amt O/s - Rs. 424.41 Lakhs + Interest + Expenses + Charges	Unit No. 301, 3rd Floor, A- Wing, "Harbour Court", Sector -2, Village - Dronagiri, Uran, Raigad, Navi Mumbai, Maharashtra	19	1.9
42	Shops (Physical Possession)	Dronagiri, Uran, Raigad, Navi Mumbai, Maharashtra	M/s. Shree Dev Textiles, Amt O/s - Rs. 424.41 Lakhs + Interest + Expenses + Charges	Unit No. 301, 3rd Floor, B Wing, "Harbour Court", Sector -2, Village - Dronagiri, Uran, Raigad, Navi Mumbai, Maharashtra	19	1.9
43	Shops (Physical Possession)	Dronagiri, Uran, Raigad, Navi Mumbai, Maharashtra	M/s. Shree Dev Textiles, Amt O/s - Rs. 424.41 Lakhs + Interest + Expenses + Charges	Unit No. 303, 3rd Floor, A- Wing, "Harbour Court", Sector -2, Village - Dronagiri, Uran, Raigad, Navi Mumbai, Maharashtra	19	1.9

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

- The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".
- Bidder will have to visit PSB Alliance (<https://banknet.com/eauction-psb/bidder-registration>) for registration and participation in E auction. EMD cutoff date and time will be 10.03.2025 till 03:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.
- 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 the property/ies put on auction and the 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.
- The date of on line E-auction for all properties will be between 11.00 AM to 5.00 PM on 10.03.2024.
- For the inspection dates and time scan the QR code given below.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarm.mumbaisouth@bankofindia.co.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 022-2267354 & 7598144913.
- Bid shall be submitted through online procedure only.
- The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand only) for all properties.
- Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.
- Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.
- 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, within next day of 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 BORROWER/ 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 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.



Inspection QR Code

Date: 20.02.2025
Place: Mumbai

Sd/-
Authorized Officer
Bank of India