

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 27.05.2025, 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 : Shop, Office, Plot, Flat, Godown, Factory, 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 Amt 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-401107	166	16.6
Flats						
1	Flat (Physical Possession)	Santacruz	M/s Shubham Developers Partner / Guarantor - Mr. Faiyaz Shaikh, Mr. Shahezad Khan, Mr. Umar Shaikh, Mr. Lakaula Shaikh, Mr. Abdul Aziz Syed Amt O/s - Rs. 7,09,04,851.52 + Interest + Charges + Expenses	12 nos. of Flats each admeasuring 2480 sq.ft. on Land and building situated at CTS No. 1499 to 1510 of village Kole-Kalyan, Masjid Road, Vakola, Santacruz East, Mumbai-55, adm 1061 sq. yards i.e. 887.2 sq.m. in the name of Shubham Developers (Flat no 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201) Under construction Building	4410	441
2	Flat (Physical Possession)	Thane	M/s Shri Sai Balaji Communications Borrower / Guarantor- 1. Mrs Carmine D'Souza 2. Mr. Ivan Anil D'Souza Amount O/s - Rs. 1,44,31,568.37 + Interest + Expenses / Charges	Flat No 32, 3rd Floor, "Primrose CHS", Village-Majiwade, Gladys Alwares Road, Thane West-400610	142	14.2
3	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 CHSL, C & D, link Road, Goregaon west, Mumbai-400104	88	8.8
4	Flat (Symbolic Possession)	Mandvi division, Mumbai	M/s Shreeji Trade Corporation Borrower / Guarantor - 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
5	Plot (Symbolic Possession)	Shahpur	M/s Asfa International Amt. O/s Rs. 179.81 Lakhs + Interest + Charges + Expenses	Vacant plot no. Survey No. 15/2, 48/5 at shahapur	44	4.4
6	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-400706	73	7.3
7	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
8	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
9	Flat (Symbolic Possession)	Thane	Geeta Prajapati Amt O/s - 20.58 lakhs + Interest + Charges + Expenses	Flat 302, 3 Floor, Triveni Tower CHSL, Kalyan East, Thane-421306	33	3.3
10	Flat (Symbolic Possession)	Thane	Aslam Nabi Amt O/s - Rs. 58.21 Lakhs + Interest + Charges	Flat 1903, 19 Floor, Code Name BIG BANG, Casa Fresco B & C of Casa Fresco - A to E CHSL BalkaumThane 400607	70	7
11	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
12	Flat (Symbolic Possession)	Temghar, Maharashtra	Vasudeo Khamkar O/s - Rs. 103.83 Lakhs + Interest + Charges	Flat 802, 8 Floor, B Wing, Arihant City, Temghar, Bhiwandi Thane-421308	31	3.1
Godowns & Offices						
S. no.	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

Godowns & Offices						
S. no.	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
1	Godown (Physical Possession)	Vashi, Navi Mumbai	M/s Swayam Exim Pvt. Ltd. Amt. O/s - Amt O/s - Rs. 205.21 Lakhs + Interest + Charges + Expenses	Warehouse No. 203 & 204, Commercial complex at sector 19C, Nr Hotel Shee samarth Vashi, Navi Mumbai.	99	9.9
2	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-400703.	64	6.4
3	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
4	Office (Physical Possession)	Mandavi Division Mumbai	M/s. Shreeji Trade Coporation Borrower / Guarntor - PRavina Parikh O/s - Rs. 125.71 Lakhs + Interest Expenses/Charges	Office No. 404-A, 4th Floor Matruchaya Commercial Premiss CHS Ltd, Narshi Natha Street, Mandvi division, Mumbai	37	3.7
SHOPS						
1	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
2	Shop (Physical Possession)	Bhandup West, Mumbai-400078	M/s Bhanu Enterprises Amt O/s - 201.88 Lakhs + Interest + Charges + Expenses	Shop No. F-116, 1st Floor, Dreams The Mall, LBS Marg Near Bhandup West, Mumbai-400078.	28.2	2.82
3	Shop (Symbolic Possession)	Titwala, Thane-421605	M/s Balaji Enterprises Amt O/s - Rs. 252.85 Lakhs + Interest + Expenses + Charges	Shop No. 2, Building No. A-1, Mandakini Residency, Opposite Octroi Naka, near Ganesh Mandir, Titwala-Govell Road, Thane-421605	38	3.8
4	Shop (Symbolic Possession)	Titwala, Thane-421605	M/s Balaji Traders Amt O/s - Rs. 136.23 Lakhs + Interest + Expenses + Charges	Gala No. 6, Ground Floor, Shaktiraj Industrial Compound, Plot No. 1, Ulhasnagar, Thane	38	3.8
5	Shop (Symbolic Possession)	Ulhasnagar	M/s Laxmi Arogyam Pvt. Ltd.	Unit No. 12, Ground Floor, A wing, Kohinoor Industrial Estate, Near Ulhasnagaar Railway Station, Thane Maharashtra	113	11.3
6	Shops (Symbolic Possession)	Titwala, Thane-421605	M/s Balaji Enterprises Amt. O/s Rs. 252.85 Lakhs + Interest + Charges + Expenses	Office No. 101, Building No. A-1, Mandakini Residency, Opposite Octroi Naka, Near Ganesh Mandir, Titwala-Govell Road, Titwala, Thane-421605	18.5	1.85
7	Shops (Symbolic Possession)	Titwala, Thane-421605	M/s Balaji Enterprises Amt. O/s Rs. 252.85 Lakhs + Interest + Charges + Expenses	Office No. 102, Building No. A-1, Mandakini Residency, Opposite Octroi Naka, Near Ganesh Mandir, Titwala-Govell Road, Titwala, Thane-421605	18.5	1.85
8	Shops (Symbolic Possession)	Titwala, Thane-421605	M/s Balaji Enterprises Amt. O/s - Rs. 252.85 Lakhs + Interest + Charges + Expenses	Office No. 103, Building No. A-1, Mandakini Residency, Opposite Octroi Naka, Near Ganesh Mandir, Titwala-Govell Road, Titwala, Thane-421605	18.5	1.85
9	Shops (Symbolic Possession)	Titwala, Thane-421605	M/s Balaji Enterprises Amt. O/s. Rs. 252.85 Lakhs + Interest + Charges + Expenses	Office No. 104, Building No. A-1, Mandakini Residency, Opposite Octroi Naka, Near Ganesh Mandir, Titwala-Govell Road, Titwala, Thane-421605	18.5	1.85
10	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
11	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
12	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
13	Shops (Symbolic Possession)	Gaoathan Thane (W)	M/s. S D Bhalerao Construction Pvt Ltd. Rs. 635.49 Lakhs + Interest + Charges + Expenses	Commercial Premises in entire sixth floor, Building name Samath Arcade, Plot bearing Tika No. 8 CTS no. 19, village Gaothan thane (West) 400061	121	12.1
14	Shops (Symbolic Possession)	Gaoathan Thane (W)	M/s. S D Bhalerao Construction Pvt Ltd. Rs. 635.49 Lakhs + Interest + Charges + Expenses	Commercial Premises in entire fifth floor, Building name Samath Arcade, Plot bearing Tika No. 8 CTS no. 19, village Gaothan thane (West) 400061	181	18.1

Hotel

1	Hotel (Symbolic Possession)	Mira Road	M/s Roopshan Textiles Pvt. Ltd. Borrower / Guarantor - 1. Late Jaidev Vinod Gupta 2. Late Bharatbushan Roshanlal Gupta Amount O/s - Rs. 5,63,07,699.56 + Interest + Expenses / Charges	Hotel known as "Hotel Aqua Regency" situated in Building No. 3, known as R R industrial Estate, Survey No. 58, Hissa No. 3 and 4, Survey No. 61, Hissa No. 1, Village Kashmiria Polic Chowky Mira Road-East-401107.	812	81.2
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Factory

1	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
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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://ebkgray.in>) for registration and participation in E auction. EMD cutoff date and time will be **27.05.2025 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 27.05.2025**.
- Time of Inspection for the property listed will be between 12:30 PM to 02:00 P.M and 15:00 PM to 17:00 PM. Dates of inspection for the properties is mentioned in the qr code given below.
- To better facilitate the inspection, interested buyers are requested to intimate the branch through e-mail at sarm.mumbalsouth@bankofindia.co.in and/or through contact numbers mentioned above and/or through Bank of India, SARM BRANCH contact no. 022-22673549, to better facilitate the inspection.
- 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 OR Code

Date : 02.05.2025
Place : Mumbai

Sd/
Authorized Officer
Bank of India