



E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6), 6(2) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Director(s), Mortgagor (s) and Guarantor (s) that the below described immovable/movable properties Mortgaged/charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" for recovery of dues of secured creditor's below mentioned account/s. The details of Borrower/s/Director/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr/ Lot No.	Name & Address of Borrower/s/ Director/s/ Mortgagor/s /Guarantor/s	Description of the immovable /movable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/s Kundan Industries Limited a) Registered office : Office No 402, Lukhi Empire, 4th Floor, Near Ballram compound, Yadav Nagar, S.V. Road, Dahisar (East), Mumbai 400068 b) Factory: Kundan House, Harisiddhi Industrial Estate, Goral Pads, near Telephone Exchange, Vasai (east) Dist : Palghar 401208 Mr. Ripudaman Gupta 51,52, 1B, Manali Building, Evershine Nagar, Malad West-400064 Mr. Krishan Kumar Gupta 1, 1403, Vastu Tower, Evershine Nagar, Malad West-400064 Mrs. Vijaya Mukesh Gupta 73,74, Manali No.5, Evershine Nagar, Malad West-400064 Mrs. Manjula Gupta 25 4B, Manali Building, Evershine Nagar, Malad West-400064	Property Item No 1 : All that piece and parcel of 1) Land and ground admeasu. 2 Hectar. 54 Gunthas & 9 Aar bearing old Survey No. 84 and New Survey No. 67, 2) Land and Ground admeasu 16 Gunthas & 9 Aar bearing old Survey No. 512 and New Survey No. 68, 3) Land and Ground admeasu 40 Gunthas & 7 Aar bearing old Survey No. 83 and New Survey No. 69, situated at Mahagaon, Taluka Palghar, Dist. Thane. All the piece and parcel of 4) Land and Ground admeasu 19 Gunthas & 5 Aar bearing old Survey No. 515 and New Survey No. 48, 5) Land and Ground admeasu 4 hector & 33 Gunthas bearing old Survey No. 318 and New Survey No. 49, 6) Land and Ground admeasu 11 Gunthas & 9 Aar bearing old Survey No. 514 and New Survey No. 50, 7) Land and Ground admeasu 3 Gunthas & 0 Aar bearing old Survey No. 543 and New Survey No. 55, 8) Land and Ground admeasu 12 Gunthas & 2 Aar bearing old Survey No. 513 and New Survey No. 56, at Kukade, Taluka- palghar, Dist. Thane (Palghar, and 9) Land and Ground admeasu 1 Hectare 69 Gunthas & 7 Aar bearing old Survey No. 380 1/1 and New Survey No. 74 1/1, situated at village Mahagaon, Taluka & Dist. Palghar 10) Land and Ground admeasu 63 Gunthas & 8 Aar bearing old Survey No. 99 and New Survey No. 57/1, at Kukade, Taluka & Dist. Palghar, in the name of Kundan Industries Ltd Boundaries: East: Open Land West: Open Land North: Main Road to Boisar South: Kisan Moulding Ltd Unit Encumbrance known to bank: Nil	Rs. 45,18,15,849/- As on 20.05.2025 Plus further unapplied interest and Legal Charges, Other Charges, less recovery Plus subsequent interest/cost thereon,	1) 09.10.2025 2) 1400 Hrs to 1800 Hrs	1) Rs. 3011.00 Lakhs 2) Rs. 301.10 Lakhs 3) Rs. 5.00 Lakh	Symbolic	25.09.2025 And 11.00 AM to 02.00 PM
		property Item No 2 : All that piece and parcel of Industrial Unit Nos: 1 & 2 admeasuring 153 sq.mtrs, 2264 sq.ft, Super Built Up area, on the Ground Floor, in the building known as 'Riddhi Industrial Estate' bearing parts of Survey No. 224, Hissa No. 1 and layout plot No.1, situated at village- Achole, Bilalpada, Tal. Vasai, Dist. Thane (Now Dist. Palghar) and in the Registration sub district of Vasai, in the name of Kundan Industries Ltd Boundaries: East: Industrial Estate West: Road North: Road/Nalla South: Road Encumbrance known to bank: Nil		1) 09.10.2025 2) 1400 Hrs to 1800 Hrs	1) Rs. 118.00 Lakhs 2) Rs. 11.80 Lakhs 3) Rs. 1.00 Lakh	Symbolic	24.09.2025 And 11.00 AM to 02.00 PM
		Property Item No 3 :		1) 09.10.2025	1) Rs. 55.00 Lakhs	Symbolic	24.09.2025

Encumbrance known to bank: Nil

Property Item No 3:

All that piece and parcel of Industrial Unit No. 6, admeasuring 1100 sq.ft. Super Built up area (and having 78 sq.mtrs., built up), on the Ground Floor, in the building known as 'Siddhi Industrial Estate'. The building constructed on land bearing parts of Survey No.49 (old 224), Hissa No.1 and layout plot No. 2, admeasuring 1504 sq.mtrs. situated at Village- Achole, Bilalpada, Tal. Vasai, Dist.Thane (Now Dist. Palghar) and in the Registration sub district of Vasai, in the name of Kundan Industries Ltd

Boundaries:

East: Nalla West: Road

North: Gala South: Gala

Encumbrance known to bank: Nil

Property Item No 4:

Plant & Machineries lying at

1) Galas at Survey No. 49, H. No. 2, Achole, adjacent to Harsiddhi Industrial Estate & Khodiyar Estate at Gauripada Industrial Complex

2) Industrial Gala No.1 & 2, at plot no. 3, S. No. 49, H.No. 1, Vinayak Industrial Estate

3) Industrial Gala No.1 & 2, at plot no.1, S. No. 49, H. No. 1, Riddhi Industrial Estate

4) Gala No. 1 to 11, Harsiddhi Industrial Estate, Gauripada Industrial Complex

5) Industrial Gala No.2, Ground Floor, at plot no. 3, S. No. 49, H. No. 1, Vighneswara Industrial estate

6) Gala at plot no.5, Khodiyar Estate, Kundan Industries Ltd., Gauripada Industrial Complex

7) Industrial Gala No.6, at S. no.49, H. No. 1, Siddhi Industrial Estate,

all the above industrial galas located at Golani Naka, Waliv, Village-Achole, Gauripada, Village: Bilalpada, Taluka: Vasai, District: Palghar - 400208

Encumbrance known to bank: Nil

1) 09.10.2025

2) 1400 Hrs to 1800 Hrs

1) Rs. 55.00 Lakhs

2) Rs. 5.50 Lakhs

3) Rs. 0.50 Lakh

Symbolic

24.09.2025

And 11.00 AM to 02.00 PM

1) 09.10.2025

2) 1400 Hrs to 1800 Hrs

1) Rs. 1418.00 Lakhs

2) Rs. 141.80 Lakhs

3) Rs. 1.00 Lakh

Symbolic

24.09.2025

And 11.00 AM to 02.00 PM

In case of property under Symbolic Possession, Bank will hand over the property symbolically to auction purchaser.

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com/Also>, prospective bidders may contact the Authorised officer on Tel No. 022-43683803-13 Mobile No. 9425031428/ 7045418566



Date: 30.08.2025

Place: Mumbai

Sd/-
Authorised Officer
Bank of Baroda