

Regional Stressed Assets Recovery Branch, Dena Bank Building, 1st Floor, 17-B, Horniman Circle, Fort, Mumbai-400001.
 Phone: 022-68260061/62 Email: sarmms@bankofbaroda.co.in

APPENDIX IV-A, II-A

[Provision to Rule 8(6) and 6(2)]

SALE NOTICE FOR SALE OF MOVEABLE & IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable/Moveable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, physical 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", "Whatever there is" and " Without recourse " basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/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 /Guarantor/s	Description of the immovable/moveable property with known encumbrances, if any	Total Dues (In lakhs)	1.Date of e-Auction 2. Time of E-auction - Start Time to End Time 3. Last date and time of submission of Bid and EMD.	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount (All In Rs.)	1. EMD deposit Account No. 2 IFSC Code 3. Bank of Baroda Branch	1. Status of possession (Constructive / Physical) 2. Property Inspection date 3. Time 4. Inspecting Officer Details
1.	<p>a) M/s RMOSS Prints Pvt Ltd. (BORROWER) At i) Flat No. 404, Plot No. 66, Shanti Bhavan, Rajasthan Society, JB Nagar, Andheri East, Mumbai- 400093. Also At- ii) C/449, MIDC Pawane, TTC Area, Near Mayur Cold Storage, Turbe, Navi Mumbai-400703.</p> <p>B) Mr. Anurag Dwivedi at-(DIRECTOR AND GUARANTOR) Flat No. 404, Plot No 66, Shanti Bhavan, Rajasthan Society, J.B. Nagar, Andheri East, Mumbai-400093.</p> <p>C) Mr. Bhavin Vijay Bhalwant and (Director and Guarantor). i) A- Wing. 605/607, Shree Naman Tower, Off S.V. Road, Kandivali, (W), Mum-400067.</p>	<p>Plot No. B-028, admeasuring 402 sq.yards (336.12 sq.mtrs) in the residential colony known as " Parsvnath City" on the land measuring about 107.956 acres falling in the revenue estates of village Dharuhera, District Rewari, Haryana.</p> <p>Encumbrances Nil known to bank</p>	<p>Rs. 4,08,97,493.55 /-plus interest and other charges as on 06/04/2021</p>	<p>1) 24-07-2024 2) 13:00 PM to 15:00 PM 3) 22-07-2024 till 17:00 PM</p>	<p>1) Rs.79,60,000/- 2) Rs. 7,96,000/- 3)Rs. 50,000/-</p>	<p>1)60040015181219 2)BARB0SARMMS (Fifth Character Zero) 3) ROSARB, MUMBAI Account name : New Intermediary OBD</p>	<p>1) Physical 2) 18-07-2024 3) 15:00 TO 17:00 PM 4) Mr. Shailesh Singh 8318589286</p>



	<p>d) Mr. Rakesh Girish Dharavat (Director) i) 2/4, Kiran Building, P.P. Road, Opp. Sona Udyog, Andheri(E)-400069.</p> <p>e) Mr. Sunil Ansuya Prasad Khanduri (Director) i) 501 A Wing, Lake Bloom Apartment Saki Vihar Road, Powai, Opp. L & T Gate No. 6, Mumbai R.NO. 1/3, Hanuman Nivas Sakinaka, Andheri East, Mumbai-400072.</p>						
2.	<p>A) M/s Laxmi Ayur Nutraceuticals (Borrower) At A-102, Motiram Patil Industrial Estate, Village Purna Bhivandi, Thane.</p> <p>B) Mr. Arvind Keshav Tumbare. (Partner and Guarantor) At 302, Blooming Heights, Opp. Hiranani Hospital, IIT Powai, Mumbai-400076.</p> <p>C) Mr. Kishore Ramesh Tumbare. (Partner and Guarantor) At A-102, Motiram Patil industrial Estate, Village Purna, Bhivandi, District Thane-78.</p> <p>D) Mrs. Deepa Arvind Tumbhare (Guarantor). AT 402, Blooming Heights, Opp. Hiranani Hospital, IIT Powai, Mumbai-400076.</p>	<p>Godown No. A/101, Admeasuring 841.00 sq ft, In the complex named as "Motiram Krishna Patil", along with equal area of the land beneath the godown, bearing survey no. 194, Hissa No. 6, situate, lying and being at Village Purna, Bhivandi, Thane-421302.</p> <p>Known Nil to Bank.</p>	<p>Rs. 16558163 as on 24/07/2017 plus interest and other legal charges.</p>	<p>1) 24-07-2024 2) 13:00 PM to 15:00 PM 3) 22-07-2024 till 17:00 PM</p>	<p>1) Rs. 15,13,000/- 2) Rs. 1,51,300/- 3) Rs. 50,000/-</p>	<p>1) 60040015181219 2) BARB0SARMMS (Fifth Character Zero) 3) ROSARB, MUMBAI Account name : New Intermediary OBD</p>	<p>1) Physical 2) 19-07-2024 3) 15:00 TO 17:00 PM 4) Mrs. Kalpana Parekh 9821097897</p>
3.	<p>M/s Laxmi Ayur Nutraceuticals (Borrower) At A-102, Motiram Patil Industrial Estate, Village Purna Bhivandi, Thane.</p> <p>B) Mr. Arvind Keshav Tumbare. (Partner and Guarantor) At 302, Blooming Heights, Opp. Hiranani</p>	<p>Godown No. 102 and 103, each admeasuring 841.00 sq ft, 1st floor Building No. A, "Motiram Krishan Patil Estate", Village Purna, Taluka Bhivandi, District Thane- 421302.</p> <p>Known Nil to Bank</p>	<p>Rs. 16558163 as on 24/07/2017 plus interest and other legal charges.</p>	<p>1) 24-07-2024 2) 13:00 PM to 15:00 PM 3) 22-07-2024 till 17:00 PM</p>	<p>1) Rs. 30,27,000/- 2) 3,02,700/- 3) Rs 50,000/-</p>	<p>1) 60040015181219 2) BARB0SARMMS (Fifth Character Zero) 3) ROSARB, MUMBAI Account name : New Intermediary OBD</p>	<p>1) Physical 2) 19-07-2024 3) 15:00 TO 17:00 PM 4) Mrs. Kalpana Parekh</p>



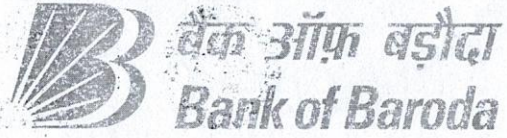
	Hospital, IIT Powai, Mumbai-400076. C) Mr. Kishore Ramesh Tumbare. (Partner and Guarantor) At A-102, Motiram Patil industrial Estate, Village Purna, Bhivandi, District Thane-78. D) Mrs. Deepa Arvind Tumbhare (Guarantor). AT 402, Blooming Hieghts, Opp. Hirandani Hospital, IIT Powai, Mumbai-400076						9821097897
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Terms and Condition

1. E-auction is being held on "As is where is", "As is what is", "Whatever there is" basis and will be conducted "On Line" through <https://bob.auctiontiger.net/EPROC/>. The auction will be conducted through Bank's approved auction service provider M/s. e-Procurement Technologies Ltd i.e. Auction Tiger, B - 704, Wall Street -II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006. Gujarat.
2. The intending bidder should submit bid in **Bid Form & Declaration [Format attached herewith]** i.e. details of bidder & declaration along with self-attested KYC copies of (i) PAN card of the bidder (ii) Current Address proof for communication, Voter ID Card/Driving License/Passport along with evidence for EMD deposit like UTR number. The intending purchasers/bidders are required to deposit EMD through NEFT / RTGS in Account number given above. Bidders have to submit the bid details & KYC on or before the last date & time of submission of bid given herein above. Bids received afterwards will not be considered and said bidders will not be eligible to participate in e-Auction. Bidders have to submit the Bid & KYC documents along with evidence for EMD deposit like UTR number to Authorised officer on address given above before last date & time of submission of bid given above. Scanned copies of the original of these documents can also be submitted through e-Mail id of Bank given herein above.
3. On verification of bids & KYC documents, eligible Bidders will be identified by Authorised officer and their details will be provided to Auction Tiger who will in turn provide User ID & Password to respective eligible bidders for participation in e-Auction on <https://bob.auctiontiger.net/EPROC/>. Afterwards, eligible bidder may avail online training on e-Auction from Auction Tiger prior to the date of e-Auction. Auction Tiger Support Help Desk Numbers: 9265562818/ 9265562821 / 9265562819 or send Email ID to support@auctiontiger.net, soni@auctiontiger.net, praveen.thevar@auctiontiger.net to get login credentials and e Auction training.



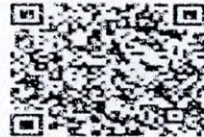
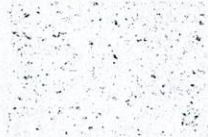
4. Bidders shall hold a valid email ID (e-mail-ID is absolutely necessary for the intending Bidder) as all the relevant information and allotment of ID & password by Auction Tiger may be conveyed through e-mail.
5. Neither the Authorised Officer/Bank nor M/s. e-Procurement Technologies Ltd.-Auction Tiger 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.
6. The Bid price to be submitted shall be equivalent or above the reserve price. The property will not be sold below the reserve price. The bid quoted below the reserve price shall be rejected. On line auction will start on highest bid amount received from Bidders. During e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The bidders shall increase their bids in multiples of the amount specified in the public sale-notice/Terms and condition of Sale. **Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes.** Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
7. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.
10. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings through RTGS/NEFT without interest.
11. In case of Immovable property, payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
12. The successful Auction Purchaser / Bidder shall have to pay applicable Goods & Service Tax (GST) over and above sale amount to Bank.
13. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
14. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder
15. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.
16. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
14. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.
17. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ RTO/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
18. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
19. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.
20. The sale is subject to confirmation by the Secured Creditor Bank.



21. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above.
22. For terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://bob.auctiontiger.net/EPROC/> prospective bidders may contact the Authorized officer on Tel No.022-43683305 Mobile No. 8807426142 / 9820244981

Note: The purchaser shall bear applicable Taxes, GST relating to immovable properties.

Date: 10-06-2024
Place: Mumbai



B.K LAL
Authorized Officer
Bank of Baroda