



E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 property 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 held on "as is Where is" "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder

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

(Rs. In Lakh) (E-Auction Date- 25.07.2024)

Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment (In Lakhs)	O/s. Dues (Excluding Int. Penal Int. & Exp.) In Rs. Lakh	Cersal Security Interest/ Asset Id	Date/ Time of on site Inspection of property	Contact No.
1.	M/s. Trifa Diamonds Prop : Mr. Bhawin Nalinkant Shah	Commercial Unit No. 203, 2nd Floor, Lotus Pride, on Plot bearing CTS No. 1311, Survey No. 271/6, Hissa No. 2, Village- Vile Parle (West), Vallabh Bhai Patel Road, Near Northern Railway Crossing, Vile Parle West Mumbai-400056. Carpet Area : 287 sq. ft. Built-up Area : 344 sq. ft. (Physical Possession with Bank)	69.00/ 6.9	1.00	253.32	200005381094	08.07.2024 3:00 PM TO 5:00 PM	8340474297
2.	M/s. Privi Textiles Borrowers/Guarantors Mr. Kanhaiyalal Saini Mr. Rajesh K. Saini Mr. Dropadidevi K. Saini	Industrial (Amalgamated) Unit Nos. 323, 324 & 325 on Ground Floor in Sainanth Industrial Complex, on Plot bearing S. No. 56/1, Village-Khoni, Near Kamadhenu Textile, Tal.-Bhiwandi, Dist.-Thane. Built Up Area - 5739 sq. ft. (Physical Possession with Bank)	34.75/ 3.48	1.00	198.00	20000148713	10.07.2024 1:00 PM TO 2:00 PM	8340474297
3.	M/s. Venus Creation Mr. Bhavin N. Shah Mr. Jaymik Shah	Galaxy No. 4, 5, Ground Floor Building known as "Kohinoor Industrial Estate -B", Near Vijay Hotel, Plot Bearing U. No. 26 (Part), Sheet No.14, BK No. 957, Station Road, CTS N. 16475, Ulhasnagar Camp No. 3, Dist. Thane - 421003, Carpet Area - 2463 sq. ft. Built up Area - 2956 sq. ft. (Physical Possession with Bank)	55.00/ 5.5	1.00	303.00	200030581348	12.07.2024 1:00 PM TO 2:00 PM	9999392777
4.	M/s. Leofortune Infrabuildcon Pvt. Ltd. Fortune Calypso Borrowers/Guarantors Pradeep K. Swami Prasad K. Swami Dhiron C. Savala Vasant D. Bhamaniya Sitapati Chavall	Shop No.1, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka-Panvel, Dist. Raigad - 410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	10.35/ 1.035	1.00	537.15	200005590110	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Shop No.2, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka-Panvel, Dist. Raigad - 410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	13.05/ 1.305	1.00	537.15	200005600293	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Shop No.3, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka-Panvel, Dist. Raigad-410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	13.05/ 1.305	1.00	537.15	200005600373	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Shop No.4, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka-Panvel, Dist. Raigad-410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	10.35/ 1.035	1.00	537.15	200005600407	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Flat No. 302, 3rd Floor, 'H' Wing, Building known as "Green Heaven Residency", Near Fortune Garden, New Survey No. 1, Hissa No. 5B/1, 2, 5B/2, Village- Koprol, Taluka-Panvel, Dist. Raigad - 410206. Carpet Area-418 sq. ft. Bull-up Area-502 sq. ft. Terrace Area- 645 sq. ft. (Physical Possession with Bank)	27.00/ 2.7	1.00	537.15	200005588808	15.07.2024 1:00 PM TO 2:00 PM	8340474297

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4.	M/s. Leofortune Infrabuildcon Pvt. Ltd. Fortune Calypso Borrowers/Guarantors Pradeep K. Swami Prasad K. Swami Dhiren C. Savala Vasant D. Bhamaniya Sitapati Chavall	Shop No.1, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka- Panvel, Dist. Raigad-410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	10.35/ 1.035	1.00	537.15	200005590110	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Shop No.2, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka- Panvel, Dist. Raigad-410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	13.05/ 1.305	1.00	537.15	200005600293	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Shop No.3, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka- Panvel, Dist. Raigad-410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	13.05/ 1.305	1.00	537.15	200005600373	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Shop No.4, Ground Floor, A Wing, Building -"Daffodil", Fortune Garden CHS Ltd, Panvel - Matheran Road, Plot No. 452A, 454, 797, 800 & 798, Survey No. 8, 9, 10 & 11, Mouje - Koprol, Post-Nere, Taluka- Panvel, Dist. Raigad-410206. Carpet Area - 184 sq. ft. Built-up Area - 221 sq. ft. (Physical Possession with Bank)	10.35/ 1.035	1.00	537.15	200005600407	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Flat No. 302, 3rd Floor, 'H' Wing, Building known as "Green Heaven Residency", Near Fortune Garden, New Survey No. 1, Hissa No. 5B/1, 2, 5B/2, Village- Koprol, Taluka- Panvel, Dist. Raigad-410206. Carpet Area-418 sq. ft. Built-up Area-502 sq. ft. Terrace Area-645 sq. ft. (Physical Possession with Bank)	27.00/ 2.7	1.00	537.15	200005588808	15.07.2024 1:00 PM TO 2:00 PM	8340474297
5.	M/s. Leofortune Infrabuildcon Pvt. Ltd. Fortune Symphony Borrowers/Guarantors Pradeep K. Swami Prasad K. Swami Dhiren C. Savala Vasant D. Bhamaniya Sitapati Chavall	Flat No. 302, 3rd Floor, 'E' Wing, Building known as "Lily" in Fortune Garden CHSL, Panvel - Matheran Road, Plot No. 452A, 454, 797, 799, 800, 796A & 798, New Survey No. 1, Hissa No. 5B/1, 2 & 5B/2, Village- Koprol, Post-Nere, Taluka- Panvel, Dist. Raigad-410206. Carpet Area-370 sq. ft. Built-up Area-444 sq. ft. Terrace Area-840 sq. ft. (Physical Possession with Bank)	28.35/ 2.835	1.00	673.52	200008112024	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Flat No. 301, 3rd Floor, 'I' Wing, Building known as "Marigold" in Fortune Garden CHSL, Panvel - Matheran Road, Plot No. 452A, 454, 797, 799, 800, 796A & 798, New Survey No. 1, Hissa No. 5B/1, 2 & 5B/2, Mouje - Koprol, Post-Nere, Taluka- Panvel, Dist. Raigad-410206. Carpet Area-370 sq. ft. Built-up Area-444 sq. ft. Terrace Area-950 sq. ft. (Physical Possession with Bank)	29.70/ 2.97	1.00	673.52	200006111765	15.07.2024 1:00 PM TO 2:00 PM	8340474297
		Flat No. 302, 3rd Floor, 'F' Wing, Building known as "Green Heaven Residency", Near Fortune Garden, New Survey No. 1, Hissa No. 5B/1, 2, 5B/2, Village- Koprol, Taluka- Panvel, Dist. Raigad-410206. Carpet Area-418 sq. ft. Built-up Area-502 sq. ft. Terrace Area-516 sq. ft. (Physical Possession with Bank)	28.10/ 2.61	1.00	673.52	200006111574	15.07.2024 1:00 PM TO 2:00 PM	8340474297

Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment (In Lakhs)	O/s. Dues (Excluding Int. Penal Int. & Exp.) In Rs. Lakh	Cersal Security Interest/ Asset Id	Date/ Time of on site Inspection of property	Contact No.
6.	M/s. Anjanmata Textiles Guarantors Mr. Punaram Roopram Patel M/s. Shree Rajeshwar Weaving Mills Pvt. Ltd.	Industrial (Amalgamated) Unit Nos. 285, 286 & 287, Sainath Industrial Complex, on Plot bearing S No-56/1, Hissa No. 1, Village: Khoni, Near Kamdhenu Textile, Taluka-Bhiwandi, Dist. Thane. Built up Area - 5683 sq. ft. (Physical Possession with Bank)	40.00/ 4.0	1.00	514.00	200006891065	10.07.2024 1:00 PM TO 2:00 PM	8340474297
		Industrial (Amalgamated) Unit Nos. 288, 289 & 290, Sainath Industrial Complex, on Plot bearing S No-56/1, Hissa No. 1, Village: Khoni, Near Kamdhenu Textile, Taluka-Bhiwandi, Dist. Thane. Built up Area - 5683 sq. ft. (Physical Possession with Bank)	40.00/ 4.0	1.00	514.00	200006891065	10.07.2024 1:00 PM TO 2:00 PM	8340474297
7.	M/s. Green Botanica & M/s. Genesis Care M/s. Green Botanica M/s. Genesis Care Partners- Smt. Purna Suvinay Jain Smt. Neetu Dharamchand Jain Guarantors- Shri Rajendra Paraslal Jain Shri Suvinay Satish Jain	Commercial Unit Nos. 705 to 714, 7th Floor, "K.B. SHOPPING MALL", on Plot bearing CTS No. 2390 B/5, Village: Valsad at Halar Road, Near Azad Chowk, Valsad Nagar Palika, Tal & Dist.- Valsad 396001 Carpet Area - 2470 sq. ft. Built up Area - 3459 sq. ft. (Physical Possession with Bank)	60.00/ 6.0	1.00	134.37 & 134.33	400036709061	16.07.2024 1:00 PM TO 2:00 PM	8340474297
8.	Dr. Kallash Krushnakumar Bothare M/s. Innovative Road Safety Equipment's Pvt. Ltd.	Flat No-1001, 10th Floor Siddhvimayak Shreekrupa, Plot No: 129, C.S. No. 1839, New Survey No. 1489 (Part), Village: Mahim, Dr M. B. Raut Road, Shivaji Park Dadar (W), Mumbai-400028 Flat Carpet Area- 937.65 Sq.Ft + Open Terrace Area - 730 Sq. Ft. (Approx. as per document) (Physical Possession with Bank)	435.00/ 43.50	1.00	500.84	200015977036	19.07.2024 3:00 PM TO 5:00 PM	8340474297

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

E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line". The Auction will be conducted through Government of India approved service provider e-B integrated portal (<https://ibapi.in>). E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites-<https://www.bankofindia.co.in>

The auction sale will be online e-auction/bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 25.07.2024 from 11:00 am to 5:00 pm IST with unlimited extension of 10 minutes duration.

Bidder may visit <https://www.ibapi.in> where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

Step 1: Bidder/Purchaser Registration: Bidder to register on e-Auction portal <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> using his mobile no. and E.mail ID.

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3: Transfer of EMD amount to his global EMD wallet: Online/Off-line transfer of funds using NEFT, using challan generated on E-auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://www.ibapi.in> for registration and bidding guidelines.

Helpline Details/Contact Person Details of MSTC
MSTC Central Helpdesk Number: :079-69066600
Availability- 9:00AM to 5:00 PM on all working days for guidance on Auction process, Registration status, Technical assistance etc.
Indian Bank has released the helpline numbers 18001025026 and 011-41106131 for problems related to IBAPI portal or property listing (<https://IBAPI.in>)

Operations

For Registrations related Queries e-mail to
ibaplop@mstcauction.com or ibaplop@mstcecommerce.com

Shri Arindam Bhattacharjee, SM 033-23400027/35013227
Shri Sourabh Kumar, DM 033-35013219
Shri Rakesh Ranjan, DM 033-23400029

Finance

For EMD payment/refund related Queries e-mail to
ibapifin@mstcauction.com or ibapifin@mstcecommerce.com

Shri Surajit Mulla, CM(F&A) 033-23400028
Shri Surajit Hembram DM (F&A) 033-35013218

will hold a valid e-mail address for further details and query please contact IBAPI Helpline No 18001025026 or 01141106131

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

E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line". The Auction will be conducted through Government of India approved service provider e-B Integrated portal (<https://ibapi.in>). E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- <https://www.bankofindia.co.in> The auction sale will be online e-auction/bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/Index.jsp> on 25.07.2024 from 11:00 am to 5:00 pm IST with unlimited extension of 10 minutes duration. Bidder may visit <https://www.ibapi.in> where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

Step 1: Bidder/Purchaser Registration: Bidder to register on e-Auction portal <https://www.mstcecommerce.com/auctionhome/ibapi/Index.jsp> using his mobile no. and E.mail ID.

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3: Transfer of EMD amount to his global EMD wallet: Online/Off-line transfer of funds using NEFT, using challan generated on E-auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://www.ibapi.in> for registration and bidding guidelines.

Helpline Details/Contact Person Details of MSTC

MSTC Central Helpdesk Number: :079-69066600

Availability- 9:00AM to 5:00 PM on all working days for guidance on Auction process, Registration status, Technical assistance etc.

Indian Bank has released the helpline numbers 18001025026 and 011-41106131 for problems related to IBAPI portal or property listing (<https://IBAPI.in>)

Operations

For Registrations related Queries e-mail to ibapiop@mstcauction.com or ibapiop@mstcecommerce.com

Shri Arindam Bhattacharjee, SM 033-23400027/35013227
Shri Sourabh Kumar, DM 033-35013219
Shri Rakesh Ranjan, DM 033-23400029

Finance

For EMD payment/refund related Queries e-mail to ibapifin@mstcauction.com or ibapifin@mstcecommerce.com

Shri Surajit Mullick, CM(F&A) 033-23400028
Shri Surajit Hembram DM (F&A) 033-35013218

- Intending bidders shall hold a valid e-mail address, for further details and query please contact IBAPI Helpline No.18001025026 or 01141106131 Helpline e-mail ID ibapi@allahabadbank.in
- To the best of knowledge and information of the authorized officer there is no encumbrances 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 claims/rights/dues effecting 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 authorized 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.
- Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in ibapi portal before participating in the bid online.
- The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
- Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
- Prospective bidders may avail online training on e-auction from IBAPI portal.
- Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
- Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs. 1.00 Lakh (Rupees One Lakh) for Reserve Price up to Rs. 5 Crore/ 5.00 Lakhs (Rupees Five Lakhs) for Reserve price above Rs. 5 Crore –up to Rs.9.00 Crore/ and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs. 9 Crore.
- 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 the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
- The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized 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 the 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.
- The prospective qualified bidders may avail online training on e-auction from IBAPI portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/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 backup etc. for successfully participating in the e-auction event.
- 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.
- The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn/postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. Further details inquiries if any on the terms and conditions of sale can be obtained from the contact numbers given.
- If any participant deposits the EMD after registering himself and afterwards opt to not to bid, can reverse the bid amount through system as specified in IBAPI portal.
- GST, wherever applicable, to be borne by successful bidder.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officers of Bank of India are 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 Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers 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 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 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.

Date: 03.07.2024
Place: Mumbai

Sd/-
Authorized Officer
Bank of India