



**Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg,
Ballard Estate, Mumbai-400001. • Phone: 022-43683807, 43683808, • Fax : 022-43683802
Email: armbom@bankofbaroda.co.in**

**Sale notice for sale of Immovable and Moveable properties
APPENDIX IV-A and II-A
[Provision to Rule 8(6) and 6(2)]**

Sale notice 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 provision to rule 8(6) and 6(2) 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 Mortgaged/ Charged to the Secured Creditors, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditors, will be sold on "As is what is" and Whatever there is" and "Without recourse basis" for recovery of dues of secured creditors below mentioned account/s. The details of Borrower/s / Guarantor/s/ Secured Asset/s / Dues / Reserve Price/ e-Auction date and time, EMD and Bid Increase Amount are mentioned below-

Sr./L of No.	Name & Address of Borrower/s /Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	Date & 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 and Time and contact Details
1	M/s Mondo Culinary Private Limited Address:Plot 11/12 Unit No 4, Wicel,Opp Seepz,MIDC,Marol Industrial Area.Andheri East Mumbai 400093 Mr.Randhir Singh Address:Priya Plot No. 31 N S Road No.10 Juhu Scheme, Mumbai Maharashtra 400049 Mrs. Kunika Singh Address:Priya Plot No. 31 N S Road No.10 Juhu Scheme, Mumbai Maharashtra 400049 M/s Quality Apparel Exporters Pvt Ltd Address:Plot 11/12 Unit No 4, Wicel,Opp Seepz,MIDC,Marol Industrial Area.Andheri East Mumbai 400093 Chandradev Narain Sital Singh Address:Plot No. 31, North South Road No 10, JVPD Scheme,Next to ING Bank, Vileparle(West), Mumbai-400049 Parimala Chandradev Singh Address:Plot No. 31, North South Road No 10, JVPD Scheme,Next to ING Bank, Vileparle(West), Mumbai-400049 Mrs. Anita Dev Address:Priya Plot No. 31 N S Road No.10 Juhu Scheme, Mumbai Maharashtra 400049	Equitable Mortgage of land and Building situated at Plot No 4 of F-11 & F-12, The Clothing export Processing Zone industrial Co-op Estate Ltd, Marol industrial Area, MIDC Central road,, Vyaravali village, Andheri (east), Mumbai-400093 standing in the name of M/s Quality Apparel Exporters Pvt Ltd Plot Area – 11776.57 Sqft Building area: Basement 4479.18 Sqft Gr. Floor 4479.18 Sqft 1 st Floor 4479.18 Sqft 2 nd Floor 4479.18 Sqft Encumbrance known to bank: Nil	Total Dues Rs. 4,69,48,000/- plus interest and cost from 03.06.2019 less recovery upto date	22.10.2021 1400 Hrs to 1800Hrs	1) Rs 1210.00 lakh 2) Rs 121.00 lakh 3) Rs 1.00 lakh	Symbolic Possession	28.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787
2	M/s . Ramka Silk House Pvt. Ltd. Directors / Guarantors Mr. Kiran Rochlaney Address : C-21 PALMLANDS, 20 PALINAKA ROAD, BANDRA WEST, MUMBAI – 400050. Mr. Sharad Rochlaney 1003, RACHANA 'A' SOMNATH LANE, HILL ROAD, BANDRA WEST, MUMBAI – 400050, 3) Mrs. Kanchan S Rochlaney 904, RACHANA 'A', SOMNATH LANE, HILL ROAD, BANDRA WEST, MUMBAI – 400050, Guarantors: Mr. Nitin D Lone C-406, MATRU SNEHA, BLDG - 2, KALYAN MOHALE ROAD, SHAHAD, KALYAN - 421301 Mrs. Sarla Rochlaney Address : C-21 PALMLANDS, 20 PALINAKA ROAD, BANDRA WEST, MUMBAI – 400050. Mr. Guatam Rochlaney 1003, 10TH FLOOR, RACHNA APARTMENT SOMNATH LANE HILL ROAD, BANDRA WESTMUMBAI – 400050, Maharashtra	i) All that piece and parcel of equitable mortgage of Akshay Niwas, Old Survey No. 56, New Survey No. 18, Hissa No. 10 C, House bearing NO. 354, Vasai Revenue, Village Vasalai, Talathi Seja Koular, Taluka Vasai, District Thane standing in the name of Smt. Kanchan S Rochlaney & Gautam Rochlaney. Encumbrance known to bank: Nil	Total Dues-Rs. 22,32,75,997.09 Plus interest and cost from 31.12.2020. Less recovery upto date	22.10.2021 1400 Hrs to 1800Hrs	1)Rs 61.00 lakh 2) Rs 6.10 lakh 3) Rs 1.00 lakh	Physical Possession	29.09.2021 11.00 am to 1.00 pm. Mr Bhushan S 9833008787

3	<p>M/s Jinbhuvish Power Generation Pvt Ltd.</p> <p>Mr. Manish A Mehta (Guarantor) Mr. Nilesh A Mehta (Guarantor) M/s NAM Industries (Corporate Guarantor) M/s NAM Forging Alloys (Corporate Guarantor) M/s MAM Industries (Corporate Guarantor) M/s Rushab Forging Pvt Ltd (Corporate Guarantor)</p> <p>Address: 101, East High Court Road, New Ramdaspath, Nagpur – 440010, Maharashtra The Above mentioned Property is Under : Physical Possession by the Bank of Baroda</p>	<p>i) All piece and parcel of land bearing khasra No 1 and 2 3 of Mouza Murapur P H NO 76 Tahsil Nagpur Rural Admeasuring 97974 sq ft 9102 sq meters Encumbrance known to bank: Nil</p> <p>ii) All the piece and parcel of land area admeasuring 0.81 and 0.81 and 0.81 and 0.81 and 0.81 out of 4.05 H R out of land bearing Khasra No 30 Bori PSK NO 76 Situated at Bori in Tahsil and District Nagpur Encumbrance known to bank: Nil</p> <p>iii) All the piece and parcel of land area admeasuring 0.66 and 0.81 out of 1.47 H R out of land bearing Khasra No 31 Bori PSK NO 76 Situated at Bori in Tahsil and District Nagpur Encumbrance known to bank: Nil</p> <p>iv) All the piece and parcel of land area admeasuring 0.30 and 0.35and 0.35 and 0.35 and 0.35 H R out of 1.70 H R land khasra No 23 B Mouza Bori PSK No 76 Situated at Bori in Tahsil and District Nagpur in the name of Ms Nam Industries Encumbrance known to bank: Nil</p> <p>v) All the piece and parcel of Land bearing Kh No 144 2 297 304 1 131 1 143 1 Mouza Chinchbhuwan Class 1 Tal and District Nagpur Admeasuring 5364 sq meters out of which 1500 sq meters together with undivided land share with the Limit of Nagpur Improvement trust Nagpur In the Name of Ms Nam Forgings Alloys Encumbrance known to bank: Nil</p>	<p>Total dues Rs.19,66,13,821 /(Rs. Nineteen Crore Sixty Six Lakh Thirteen Thousand Eight Hundred Twenty One Only) as on 31.10.2015 plus further Interest & Other Charges thereon.</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p> <p>22.10.2021 1400 Hrs to 1800Hrs</p> <p>22.10.2021 1400 Hrs to 1800Hrs</p> <p>22.10.2021 1400 Hrs to 1800Hrs</p> <p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 232.00 lakh 2) Rs 23.20 lakh 3) Rs 1.00 lakh</p> <p>1) Rs 293.00 lakh 2) Rs 29.30 lakh 3) Rs 1.00 lakh</p> <p>1) Rs 107.00 lakh 2) Rs 10.70 lakh 3) Rs 1.00 lakh</p> <p>1) Rs 123.00 lakh 2) Rs 12.30 lakh 3) Rs 1.00 lakh</p> <p>1) Rs 95.00 lakh 2) Rs 9.50 lakh 3) Rs 1.00 lakh</p>	<p>Physical Possession</p> <p>Physical Possession</p> <p>Physical Possession</p> <p>Physical Possession</p> <p>Physical Possession</p>	<p>30.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p> <p>30.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p> <p>30.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p> <p>30.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p> <p>30.09.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p>
4	<p>M/s Nagarsheth Shipbreakers Mr. Mukund S. Nagarsheth Mr. Devang M. Nagarsheth Mrs. Hansa M. Nagarsheth Flat no. 4 on 1st Floor, Ishwar Bhavan, Plot no. 22, Ishwar Bhavan Co-operative Society Ltd., 'A' Road, Next to Jaihind College, Marine Drive, Off. Netaji Subhash Road, Churchgate, Mumbai - 400007</p>	<p>Equitable mortgage of flat no. 4 on 1st Floor, Ishwar Bhavan, Plot no. 22, Ishwar Bhavan Co-operative Society Ltd., 'A' Road, Next to Jaihind College, Marine Drive, Off. Netaji Subhash Road, Churchgate, Mumbai - 400007 in the name of Mr. Mukund S. Nagarsheth & Mrs. Hansa M. Nagarsheth Admeasuring 2212 Sqft Built up area Encumbrance known to bank: Nil</p>	<p>Total dues Rs.326552963 .67 as on 31.12.2020 plus further interest and cost thereon</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 767.00 lakh 2) Rs 76.70 lakh 3) Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>05.10.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p>
5	<p>M/s. Vibrant Textiles LLP Registered and Corporate office: H.NO. 1079, GALA 1 & 2, GROUND FLOOR, YASH COMPLEX, LONAD VILLAGE, BHIWNADI – 421302 MH VIRAL PANKAJ DODHIA 801 A, AARADHYA TOWER, PIPELINE ROAD, GHATKOPAR (EAST) MUMBAI – 400077 Maharashtra Mrs. BHAVNA PANKAJ DODHIA 801 A, AARADHYA TOWER, PIPELINE ROAD, GHATKOPAR (EAST) MUMBAI - 400077</p>	<p>All that part & parcel of property consisting Gala No. 1 and 2, Including Plant & Machinery situated at Yash Complex, H.NO. 1079, Opp. Rajlaxmi Hitech Textile park, Village Lonad, Mumbai Nasik Highway, Bhiwandi, District Thane, Maharashtra – 421 302 Admeasuring 3475 Sqft Encumbrance known to bank: Nil</p>	<p>Total Dues Rs. 3.17 Cr plus further unapplied interest effective from 31.12.2020 thereon less recovery up to date.</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 148.00 lakh 2) Rs 14.80 lakh 3) Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>06.10.2021 11.00 am to 1.00 pm. Mr Bhushan Sonawale 9833008787</p>
6	<p>M/S G Chimanlal & Company 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057 Mr. Girish C Sangani (Borrower) 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057 Mrs. Hitaishee G Sangani (Guarantor) 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057</p>	<p>i) Equitable Mortgage of Residential flat situated at 203 “Rudraksh”, 2nd Floor, Wing-B, Nariman Road, Vile Parle East, Mumbai 400 057 admeasuring - 1534- sq. ft. saleable area Encumbrance known to bank: Nil</p>	<p>Total Dues – Rs 13,58,87,042.61 /- Plus interest and other cost from 30.06.2021. Less recovery up to date</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 349.00 lakh 2)Rs 34.90 lakh 3)Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>08.10.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
7	<p>M/s High Ground Enterprise Limited Office No. 2, Om Heera Panna Mall, 2nd Floor, Oshiwara, Andheri (West), MUMBAI – 400053, MAHARASHTRA Mr. SANDEEP ARORA (Director & Guarantor)</p>	<p>i) Equitable Mortgage of Office Unit No. 2, 3 and 30, situated at 2nd Floor, Om Heera Panna Mall, Survey No. 41 (p), CTS No 1(p) & 155 (p) Oshiwara Village, Jogeshwari (West), Mumbai - 400 102 admeasuring Carpet up area of 1207 sqft Encumbrance known to bank: Nil</p>	<p>Total Dues – Rs 106,22,44,594 /- Plus interest and other cost from 30.06.2021. Less recovery</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 425.00 lakh 2)Rs 42.50 lakh 3)Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>08.10.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>

	<p>B-907 9th Floor,Whispering Heights Mindspace Complex,Linking Road,Malad (W), MUMBAI - 400064 Maharashtra Mr CHINTAN ARVIND KAPADIA (Guarantor and Ex Director) B-18, DAMODAR BHAVAN, V.P.ROAD, VILE PARLE (W), MUMBAI – 400056, Maharashtra Mr. Jivan J Kadam (Guarantor) Corporate Gurantors : M/s Picture thoughts pvt Ltd M/s High ground productions pvt ltd M/s Debtone corporate Advisory Pvt Ltd</p>	<p>ii) Equitable Mortgage of residential Flat B - 907 situated at 9th Floor, Building No. 6, known as Whispering Heights, CTS No. 1406/A/18, Mind space Complex, Linking Road, Malad (W), Mumbai-400064 admeasuring Carpet Area of 1568 sqfts Encumbrance known to bank: Nil</p> <p>iii) Equitable Mortgage of Shop No.3, 4 & 5 at Ground floor of Tapovan Building, Ganesh Darshan Guru Nirman Sanahtha, Plot No.A-325 & A-326 at Sector no 19, Koparkhairane, Navi Mumbai-400 709 admeasuring total Carpet area of 789 sqfts. Encumbrance known to bank: Nil</p> <p>iv) Equitable Mortgage of Flat No.2107, 21st Floor, B Wing, Sky Flama Dosti Flamingos CHS Ltd., C.S. No.5/209 (p) & 210 (p), Parel, Bhoiwada & Sewree Division, China Mill Compound, Tokersi Jivraj Road, Parel-Sewree, Mumbai - 400015 admeasuring Carpet area of 688 sqfts Encumbrance known to bank: Nil</p> <p>v) Equitable Mortgage of commercial office at Unit No. 601, Shri Sai corporate Park, Plot No. B/8, CTS No. 1-A/166 /1 & 1-A/166/2, The Laxmi Industrial Estate, Village Pahadi, Goregaon - West, Mumbai-400063 having a Carpet area of 1394 Sft. including Car Parking Space No. 21 Encumbrance known to bank: Nil</p> <p>vi) Equitable Mortgage of Commercial Building with Basement, Shops on Ground Floor & Offices on upper 6 floors (1st,2nd, 3rd, 4th, 5th, 6th), CTS No.840 (Old CTS No. 717) ,CTS No.310 B, (Old CTS No.280), Budhwar Peth, Taluka Haveli, Pune. Admeasuring 11680 sq. ft. Built Up area Encumbrance known to bank: Nil</p>	<p>up to date</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs 382.00 lakh 2)Rs 38.20 lakh 3)Rs 1.00 lakh</p>	<p>Symbolic Possession</p>	<p>08.10.2021 11.00 am to 1.00 pm. Mr. Bhushan S 9833008787</p>
<p>8</p>	<p>M/s Magnum Steels 42-A, Latif House, S. T. Road, Iron Market, Mumbai-400009. i) Mr. Kishor Gandhi ii) Mr.Kunal Gandhi iii) Mrs.Rupa Gandhi Mr.Bhumit K Gandhi FLAT NO 701, MANSHA BUILDING,14 – B ROAD, KHAR WEST, MUMBAI- 400052</p>	<p>i) Commercial premises being unit no 602 admeasuring about 52.67 sq mtrs i.e 566.83 Sq ft., on 6th floor and 1 parking space on the terrace level in the building known as Simran Plaza constructed on plot No. 16 admeasuring about 1003Sq. yards equivalent 838.50Sq Mtrs bearing CTS No. E/829 in Suburban Scheme No. VII Khar west Bandra Andheri Mumbai Suburban Encumbrance known to bank: Nil</p>	<p>Total Dues- Aggregating Rs.98,91,07,325.3 2/- (as on 24.10.2016 inclusive interest upto 30.09.2016 Plus interest and cost from 01.10.2016. less recovery up to date</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1) Rs 134.00 lakh 2) Rs 13.40 lakh 3) Rs 1.00 lakh</p>	<p>Physical Possession</p>	<p>06.10.2021 11.00 am to 2.00 pm. Mr Yayati Gangavane 9767150781</p>
<p>9</p>	<p>M/s R V Steel 4, Kolsa Bunder, Darukhana, Mumbai-400010 i)Mr. Sher Singh Agarwal ii) Mrs Rajrani Agarwal iii) Dinesh Agarwal 401, Classic Commercial Compound 19th Road, Chembur East, Mumbai -400071</p>	<p>i) All that piece and parcel of NA land total admeasuring 2-20-0 H-R-P out of total land admeasuring 3-54-8 H-R-P bearing Gut no 121 corresponding Hissa No 1 and 0-80-0 H-R-P bearing Gut No 139 corresponding Hissa No 2 lying, being situated at Chikale Taluka Wada Dist Thane and bounded as follows : on towards East by land bearing Gut no 121/B and 124, on towards West Land Bearing Gut No 121/1 and Gut No 139, On towards South land bearing Gut No 142 and on towards North land bearing Gut No 118, /21/B and 122 ii) All that piece and parcel of NA land total admeasuring 1-71-3 H-R-P out of total land admeasuring 10-13-6 H-R-P bearing Gut no 118 and 0-51-3 bearing Gut No 122 lying, being situated at Chikale Taluka Wada Dist Thane. And bounded as follows : On towards East by land bearing Gut No 123 and 124, On towards West Land bearing Gut No 118, On towards South land bearing Gut No 121/A and 121/B and on towards North land bearing Gut No 118 and 123 ii) All that piece and parcel of NA land total admeasuring 5-30-0 H-R-P bearing Gut No 143</p>	<p>Total dues Rs.32,49,31,305 .55 /- (as on 17.06.2016 plus interest and cost from17.06.2016. less recovery up to date</p>	<p>22.10.2021 1400 Hrs to 1800Hrs</p>	<p>1)Rs.540.00 Lakh 2)Rs.54.00 Lakh 3)Rs. 1.00 Lakh</p>	<p>Physical Possession</p>	<p>08.10.2021 11.00 am to 1.00 pm. Mr Yayati Gangavane 9767150781</p>

		admeasuring about 1-83-0 H-R-P out of total land admeasuring 2-11-0 H-R-P bearing Gut No 142 corresponding Hissa No 2 admeasuring 1-40-0 out of total land admeasuring 1-60-0 H-R-P and Gut No 144 Hissa No 2 admeasuring 1-70-0 H-R-P lying, being situated at Chikale Taluka Wada Dist Thane and bounded as follows: On towards East by land bearing Gut No 134 and 144, On towards West Land bearing Gut No 150, 142 and 143, On towards South land bearing Gut no 149 and 144 and On towards North Land bearing Gut No 139 dt 142 In the name of Smt. Rajrani Sher Singh Agarwal W/o Shri Sher Singh Agarwal Encumbrance known to bank: Nil					
10	TI Steel Pvt Ltd Name of Guarantors : 1.Mr. Kapoorchand K. Sanghvi, 2. Mr. Rakesh K. Sanghvi, 3. Mr. Nilesh K. Sanghvi, 4. Mrs. Anita K. Sanghvi, 5. Mr. Satish D. Sanghvi, 6. Mrs. Rekha Nilesh Sanghvi 7. Mrs. Urmiladevi K. Sanghvi	i) Industrial land and Building at Plot no.15, Gondpur Industrial Area, Phase III, Ponda Sahi, Distt. Sirmour, Himachal Pradesh, measuring 16756 sq. mts. In the name of M/S T.I.steel Pvt Ltd, Encumbrance known to bank: Nil	Total Consortium(UBI,N KGSB,BOB) Dues- : 75,68,25,817 - Plus interest and cost from 01.12.2018. Less recovery up to date.	22.10.2021 1400 Hrs to 1800Hrs	1)Rs 387.00Lakh 2)Rs 38.70Lakh 3)Rs.1.00 Lakh	Physical Possession	08.10.2021 11.00 am to 1.00 pm. Mr VMS Raja 9884772890 Mr.Akhilesh Jain 9820244981
11	M/s Kanti Creation Gala No 485, 4th Floor, Shah & Nahar, Industrial Estate, Dhanraj Mills Compound, S J Marg, Lower Parel , West, Mumbai -400013 418 Gundega Industrial Estate Akurli Road Kandiwali East Mumbai i) Mr Kantilal Khumaram Purohit Flat No 1105, 11 th floor, B Wing , Green Park, Raheja Estate, Borivelli East. Mumbai 400066 ii) Manju Kantilal Purohit Flat No 1105, 11 th floor, B Wing , Green Park, Raheja Estate, Borivali East. Mumbai 400066	Gala No 485 4th Floor Shah and Nahar Industrial Estate Dhanraj Mills Compound City Survey No 159 of Lower Parel Division Near Lower Parel Railway Station S J Marg Lower Parel West Mumbai 400013 Built Up area 420 (+ terrace) Sq Ft as per the title deed Carpet Area 278 Sq Ft and loft area 278 Sq Ft. as per physical measurement in Actual Encumbrance known to bank: Nil	Total Dues - Rs.6,16,19,953.32/- as on 03.08.2017 plus further interest / cost thereon less recovery up to date	22.10.2021 1400 Hrs to 1800Hrs	1) Rs 89.55 lakh 2) Rs 8.96 lakh 3) Rs 1.00 lakh	Physical Possession	14.10.2021 3.00 pm to 5.00 pm. Mr Maheswaran 022-43683815
12	M/s Green Globe Metal Pvt Ltd. 512 Adamji Building Narsi Natha Street, Masjid west Mumbai-9 i) Kamla ShahshikantThakkar ii) Shashikant O Thakkar 195/5390 Dharmabhaskar CHSL GB Pant nagar Ghatkopar East Mumbai 400075 iii) Bhavik Shashikant Thakkar G/601 Kukreja Palace Vallabh Baug Ext Rd Ghatkopar East 400077	Shop No 337, Gr Floor Raghuleela Megamall Raghul Leela Megha Mall Kandivali West Premises CHSL Behind Poisar Depot off. SV Road Kandivali West Mumbai 67 Carpet Area 368 Sq Ft Encumbrance known to bank: Nil	Total Dues Rs. 2,75,89,693.66/- plus interest and cost from 11.01.2020 less recovery upto date	22.10.2021 1400 Hrs to 1800Hrs	1) Rs 58.00 lakh 2) Rs 5.80 lakh 3) Rs 0.50 lakh	Physical Possession	13.10.2021 3.00 am to 5.00 pm. Mr Maheswaran 022-43683815
13	M/s Jai Murthy Minerals & Chemical Pvt Ltd Sangeeta Ellipse, 2 nd Floor , Sahakar Road, Behind Gokul Arcade Vileparle(E), Mumbai-400057. Mr.Sadrudin Hasam Budhwani B-23, Yuwan Apartments,Mount Marry Road, Bandra(W), Mumbai-400050. Mr. Sohail Budhwani B-23, Yuwan Apartments,Mount Marry Road, Bandra(W), Mumbai-400050. Mrs. Shamim Nathani B-23, Yuwan Apartments,Mount Marry Road, Bandra(W), Mumbai-400050. Ms.Jarintaj Budhwani B-23, Yuwan Apartments,Mount Marry Road, Bandra(W), Mumbai-400050.	i) Factory land & Building, Unit-1 at Plot No.81 admeasuring 2520 Sqmtr & plot no 82 admeasuring 2800 Sqmtr, plot No1-A phase III admeasuring 2100 sqmtrs,Gondpur Industrial Area, Paonta Sahib, Dist Sirmaur, Himachal Pradesh. Encumbrance known to bank: Nil ii) Factory Land & Building , Unit-II at Plot No 1to 7 admeasuring 14845 Sqmtrs, Gondpur Industrial Area, Paonta Sahib, Dist Sirmaur, Himachal Pradesh. Encumbrance known to bank: Nil	Total dues- Rs.60,41,40,251.94 as on 31.12.2016 plus interest from 01.01.2017 & charges & less recovery up to date	22.10.2021 1400 Hrs to 1800Hrs 22.10.2021 1400 Hrs to 1800Hrs	1) Rs 282.00 lakh 2) Rs 28.20 lakh 3) Rs 1.00 lakh 1) Rs 454.12 lakh 2) Rs 45.42 lakh 3) Rs 1.00 lakh	Physical Possession Physical Possession	08.10.2021 11.00 am to 1.00 pm. Mr Maheswaran 022-43683815 08.10.2021 11.00 am to 1.00 pm. Mr Maheswaran 022-43683815
14	M/s Divyaratna Agrotech Pvt Ltd Mr.Dilip Jindal(Directo& Guarantor) Mrs.Rachna Jindal(Directo& Guarantor) J 21, RH -V, Sector-6 Vashi Navi Mumbai 400705.	i) Equitable Mortgage of Office Premises bearing Office No. 101 (1) , 1st Floor along with Open Terrace Area, Devavrata Premises Co-operative Society Ltd, Plot No. 83, Sector 17, Near Vashi Plaza, Vashi, Navi Mumbai 400705 in the name of Mr. Dilip M Jindal Encumbrance known to bank: Nil	Total Dues- Rs.1414.46 lakhs Plus interest and cost from 13.04.2016. less recovery upto	22.10.2021 1400 Hrs to 1800Hrs	1) Rs 280.00 lakh 2) Rs 28.00 lakh 3) Rs 1.00 lakh	Physical Possession	14.10.2021 11.00 am to 2.00 pm. Mr. Arjun NS 7561879858

	ii) Equitable Mortgage of Office Premises bearing Office No. 102 (2), 1st Floor along with Open Terrace Area, Devavrata Premises Co-operative Society Ltd, Plot No. 83, Sector 17, Near Vashi Plaza, Vashi, Navi Mumbai 400705 in the name of Mr. Dilip M Jindal Encumbrance known to bank: Nil	date.Encumbrance- Not Known	22.10.2021 1400 Hrs to 1800Hrs	1) Rs 290.00 lakh 2) Rs 29.00 lakh 3) Rs 1.00 lakh	Physical Possession	14.10.2021 11.00 am to 2.00 pm. Mr. Arjun NS 7561879858
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1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted**. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
3. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. <https://www.bankofbaroda.in/e-auction.htm>, <https://ibapi.in> The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-**ब्रॉय -IBAPI** portal (<https://www.ibapi.in>).
4. The bid price to be submitted shall be above the reserve price and during the 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 above table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. 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.
5. 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.
6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (<https://www.mstcauction.com>), details of which are available on the e-Auction portal.
7. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/ email address given by them/ registered with the service provider).
8. The successful bidder shall have to deposit 25% [Twenty Five Percent] of the bid amount, less EMD amount deposited, the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. In case of failure to deposit the amounts as 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 by the Authorised Officer of the Bank.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 to two days of auction date.
16. 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/ 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 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.
17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or 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.
18. The sale is subject to confirmation by the Bank.
19. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No.022-43683801

Date: 29.09.2021

Place: Mumbai

Authorized Officer