



**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**

**APPENDIX IV-A, II-A
[Provision to Rule 8(6)]
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 Borrowers and Guarantors that the below described Immovable and Movable properties Mortgaged/ Charged to Bank of Baroda, the Symbolic possession of which has been taken by the Authorized Officer of Bank of Baroda will be sold on As is Where is” “As is what is” and “Whatever there is”and “Without recourse basis” on 08.10.2021 details of which are mentioned below

Sr. No.	Name & Address of Borrower/Directors & Guarantors	Description of the properties for sale	Name of Contact person & Contact No.	Inspection Date & Time of the Property	(1) Reserve Price & (2) EMD Amount of the Property
1	M/s Parthesh Developers. 1. Mr. Nirav Shah (Partner & Guarantor) 2. Mrs. Monica Shah (Partner & Guarantor) Address: Flat No. 701, Kamla Heritage, Plot No. 124, Gulmohar Croos Road, No. 10, JVPD Scheme, Mumbai 49. The mentioned Properties are under : Symbolic Possession by the Bank of Baroda Total dues Rs.20,38,98,896/- (Rs. Twenty Crores Thirty Eight Lacs Ninety Eight Thousand Eight Hundred Ninety Six Only) as on 30.06.2016 plus interest, legal and other charges thereon. Encumbrance known to bank: Nil	i) Under Construction Flat No 504, in "B Wing, in the Building Known as Ganga Jamna Sangam CHS Ltd. situated at plot No. 463 and 480, TPS III, (CTS No. F/111 and F/115), 14th and 24th Road, admeasuring Plot area of 1128.80 sq mtrs, Khar (West), Mumbai Saleable Area = 928 sqft ii) Under Construction Flat No 604, in "B Wing, in the Building Known as Ganga Jamna Sangam CHS Ltd. situated at plot No. 463 and 480, TPS III, (CTS No. F/111 and F/115), 14th and 24th Road, admeasuring Plot area of 1128.80 sq mtrs, Khar (West), Mumbai Saleable Area = 928 sqft iii) Flat No. 701, Kamla Heritage, Plot No. 124, Gulmohar Croos Road, No. 10, JVPD Scheme, Mumbai 400 049. Built up area 1928 sqft	Mr. Bhushan S Mob.9833008787	29.09.2021 11.00 am to 1.00 pm	1) Rs. 181.00 lakh 2) Rs. 18.10 lakh
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			Mr. Bhushan S Mob.9833008787	29.09.2021 11.00 am to 1.00 pm	1) Rs. 475.00 lakh 2) Rs. 47.50 lakh

TERMS & CONDITIONS:

- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to credit of our Current Account: BOB Asset Recovery Branch, RTGS A/c No. 03830200001231, Bank of Baroda, Ballard Estate BRANCH, Mumbai, IFSC code: BARB0BALBOM before submitting the bids online.**
- Last date for registration/submission of online Bid will be 07.10.2021 before 5.00 p.m. The auction sale will be `Online e-auction / Bidding through website <https://bob.auctiontiger.net> on 08.10.2021 from 1:00 pm to 03:00 pm with unlimited extensions of 5 minutes duration each.
- The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **Mr. Vijay Shetty & Mr. Tilak Maratha (+91-6352490773, 6351896832), M/s. E-Procurement Technologies Ltd –Auction Tiger., B - 704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat, Help Line No. 079 61200546/538/568/587/594/598/596/576, Help Line e-mail ID: Vijay.Shetty@auctiontiger.net Maharashtra@auctiontiger.net & Tilak@auctiontiger.net**

4. Bidders are advised to go through the website <https://bob.auctiontiger.net> for detailed terms and conditions of auction sale before submitting their bids and taking part in the e-auction sale proceedings.
5. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
6. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One Lakh Only)
7. The successful bidder shall have to pay 25% of the purchase amount immediately (including Earnest Money already paid), from knocking down bid in his/her favor in the same mode as stipulated in clause 1 above. The balance of the purchase price shall be paid in the same mode as stipulated in clause 1 above within 15 days of acceptance / confirmation of sale. In case of default at any stage, all amounts deposited till then shall be forfeited including earnest money (for the successful bidder).
8. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings through RTGS/NEFT without interest.
9. The sale is subject to confirmation by the Bank.
10. The property is sold in "As is Where is" "As is what is" and "Whatever there is" and "Without recourse basis" and the intending bidders should make discreet enquiries as regards any claim, charges of any authority on the property, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. 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.
11. The undersigned 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 including calling upon the next highest bidder to perform in case the earlier bidder failing to perform.
12. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
13. The intending purchasers can inspect the property on date & time mentioned above at his / her expenses. For further details, please contact, Contact Person mentioned in aforesaid table.
14. The sale is subject to the conditions/Rules/Provisions prescribed in the SARFAESI Act, 2002, Rules framed there under and the conditions mentioned above.
15. All addendum / corrigendum including modifications if any shall be published in the Bank website only

For Detailed Terms and conditions of the sale, Please refer to the link provided in Bank of Baroda's website i.e. www.bankofbaroda.com.

The borrowers / guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues / costs / charges and expenses at any time before the sale is conducted, failing which the property will be auctioned / sold and the balance dues, if any, will be recovered with interest and cost.

Date: 18.09.2021

Place: Mumbai.

Authorized Officer