



**Stressed Asset Management Branch: 17/B, First floor, Hornji Street, Horniman Circle  
Fort, Mumbai-400023. • Phone: 022-68260000-33  
Email: sammum@bankofbaroda.co.in**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

“APPENDIX- IV-A [See proviso to Rule 9(1)]

**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), 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), Guarantor(s) and Legal Heirs of the Guarantor 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 Creditor, 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./Lot 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.	<p><b>M/s Om Shiv Hydro Power &amp; Construction P Ltd (Borrower):</b> 75/606, H.S.Rupawate Marg, Motilal Nagar No.1, Near Siddharth Hospital, Goregaon (W.), Mumbai-400104.</p> <p>1. Mr. Balraj Chopra (Director and Guarantor)</p> <p>a. 301, Imperial Height, Tower-A, Behind Oshiwara Bus Depot, Goregaon (West), Mumbai-400104</p> <p>b. Vrundas Residency Co-op Hsg Soc. Ltd CTS No-1262/A-1, Flat No 308, 3<sup>rd</sup> Floor, Off Yari Road, Andheri West, Mumbai -400061</p>	<p>Shop No.01, Ground Floor, A-Wing, Om Palace, Tejpal Scheme Road No.3, Vile Parle East, Mumbai-400057 admeasuring 580 sqft carpet area in the name of M/s. Om Shivam Construction Pvt. Ltd. (Corporate Guarantor).</p> <p>Society dues of Rs. 4,03,859.00 till March 2021.</p> <p><b>Other Encumbrances not known to Bank</b></p>	<p>Total dues of Rs. 52210905/- as on 31.12.2015 together with further contractual interest from 01.12.2015 till date and cost thereon.</p>	<p><b>22.10.2021</b></p> <p><b>1400 Hrs to 1800Hrs</b></p>	<p>1)Rs.131.22 Lakhs</p> <p>2) Rs. 13.12 Lakhs.</p> <p>3) Rs. 1.00 Lakh.</p>	<p>Physical Possession</p>	<p>18.10.2021</p> <p>11.00 am to 3.00 pm</p> <p>Mr. Vijay Jain Chief Manager Mob:9425031428 Tel:022-68260015</p> <p>Mr. Manish Srivastava Chief Manager Mob: 9839335551 Tel : 022-68260030</p>

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	<p>2. Mr. Taranath Shetty (Director and Guarantor), 301-B/B/302, Jeroneme Apartment, Sundar Nagar, Kolivery Road, Kalina, Santacruz (East), Mumbai-400098</p> <p>3. M/s. Om Shivam Construction Pvt. Ltd. (Corporate Guarantor) 75/606, H.S. Rupawate Marg, Motilal Nagar No.1, Near Siddharth Hospital, Goregaon (West), Mumbai-400104.</p>						
3	<p><b>M. S. Shipbreaking Pvt. Ltd</b> B/7 Jyoti Building 43/45 Antop Hill Road, Wadala (East) Mumbai 400037</p> <p>1. Mr. Pankaj Kumar Agarwal (Director &amp; Guarantor) 2. Mrs. Sarla Pankaj Agarwal (Director &amp; Guarantor) 3. Mr. Puneet Kumar Agarwal (Director &amp; Guarantor)</p> <p>All resident of B/7 Jyoti Building 43/45 Antop Hill Road, Wadala (East) Mumbai 400037</p>	<p>Flat No. 66, 10th Floor, C-Wing in the building known as The Eucress CHSL, Barkat Ali Darga Marg Antop Hill Wadala (East) Mumbai 400037 along with Car parking (Garage 7) in the Name of Pankaj Kumar and Sarla Pankaj Agarwal. Total Carpet Area: 1320 Sq Ft</p> <p><b>Other Encumbrances not known to Bank</b></p>	<p>Total dues Rs.12,63,11,930.0/- as on 30.09.2018 plus further interest on contractual rate and cost thereon.</p>	<p>22.10.2021</p> <p>1400 Hrs to 1800Hrs</p>	<p>1) <b>Rs.363.00 lakh</b> 2) Rs. 36.30 lakh 3). Rs. 1.00 lakh</p>	<p>Physical Possession</p>	<p>14.10.2021</p> <p>11:00 am – 2:00 pm</p> <p>S. K Behera Chief Manager Mob:8335072900 Tel:022-68260018</p> <p>Mr. Manish Srivastava Chief Manager Mob: 9839335551 Tel : 022-68260030</p>
4	<p><b>M/s Team Interventure Exports (India) Pvt Ltd.</b> Office at , Banu Mansion, 1<sup>st</sup> Floor 16-Nadirshah Sukhia Street Fort, Mumbai-400001</p> <p>1. Mr. Suresh Kumar Agarwal ( Director and Guarantor) 2. Mr. Vinod Kumar Agarwal( Director and Guarantor)</p>	<p>i) Office No 3 1st Floor Banu Mansion 16 Nadirshah Sukhia Street Fort Mumbai 400001 in the name of M/s Shree Gopal Industrial Corporation. Build up area 450 Sq ft</p> <p><b>Other Encumbrances not known to Bank</b></p>	<p>Total Dues Rs. 86,63,54,027.12/- plus interest on contractual rate and cost from 03.07.2017.</p>	<p>22.10.2021</p> <p>1400 Hrs to 1800Hrs</p>	<p>1) <b>Rs. 82.50 lakh</b> 2) Rs.8.25 lakh 3) Rs.1.00 lakh</p>	<p>Physical Possession</p>	<p>14.10.2021</p> <p>11.00 am to 2.00 pm.</p> <p>Sanjay Mainkar Chief Manager Mob. 9820239230 Tel:022-68260020</p>

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<p>3. M/s Shree Gopal Industrial Corporation( Corporate Guarantor)</p> <p>4. M/s Keetakari Chemical &amp; Processing Ind. Pvt Ltd.( Corporate Guarantor)</p> <p>All resident of Office 3 , Banu Mansion, 1<sup>st</sup> Floor 16-Nadirshah Sukhia Street, Fort,Mumbai-400001</p>	<p>ii) Office No 4 1st Floor Banu Mansion 16 Nadirshah Sukhia Street Fort Mumbai 400001 in the name of M/s Keetakari Chemical &amp; processing Ind Pvt Ltd. Built up area 450 Sq ft.</p> <p><b>Other Encumbrances not known to Bank</b></p>		<p><b>22.10.2021</b></p> <p><b>1400 Hrs to 1800Hrs</b></p>	<p><b>1)Rs. 82.50 lakh</b></p> <p>2)Rs.8.25 lakh</p> <p>3) Rs.1.00 lakh</p>	<p>Mr. Manish Srivastava Chief Manager Mob: 9839335551 Tel : 022-68260030</p>
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For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://ibapi.in>. Prospective bidders may also contact the authorized officer on Tel No.9820239230.

**Date : 06-10-2021**

**Place: Mumbai**

**Authorized Officer**

**TERMS AND CONDITIONS:**

1. The Sale will be conducted by the undersigned through e-auction platform provided by the e-auction service provider MSTC Ltd 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.mstcecommerce.com> (direct link <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) 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. Bidder Registration, submission and verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case Auction purchaser submits the KYC documents within two days preceding the auction date, Authorise officer/Bank/e-auction service provider is having liberty to accept and complete the KYC verification and EMD amount. However in such event the authorize officer/Bank/e-auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ( $\geq$ EMD amount) as on date and time of auction. Bidder may give offers either for one or more properties. In case of offers for more than properties bidder will have to deposit EMD for each property.

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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 Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered.** NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non - credit of EMD amount in the bidder's wallet .Payment of EMD by any other mode such as **Cheques will not be accepted. The Earnest Money deposited shall not bear any interest. For refund of the EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-auction service provider by logging in [https:// www.mstcecommerce.com](https://www.mstcecommerce.com)** and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-auction service provider. EMD 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 General Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. <https://www.bankofbaroda.in/e-auction.htm>, <https://ibapi.in> and <http://www.mstcecommerce.com>. 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-बज़ार –IBAPI** portal (<https://www.ibapi.in>).
4. The bid price to be submitted shall be equivalent or 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 multiplies 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.mstcecommerce.com>, (direct link <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) contact 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 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 the BID purchase price payable shall be paid by the

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successful auction purchaser/bidder to the Authorized officer on or before the 15<sup>th</sup> 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 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 to the Bank by the Authorized Officer.
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. The Successful auction purchaser/bidder shall have to pay applicable GST to the Bank on 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 against Authorize officer/Bank.
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,

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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 other than mentioned above (if any). 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. The Authorize officer/ Secured creditors shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, and dues to the Municipal Corporation /local authority/Co T 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 Authorized officer will be at liberty to amend/modify/delete any of the conditions as may be deemed necessary in the light of the facts and circumstances of each case. The Bank/Authorized 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. Bidder 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.
  19. The sale is subject to confirmation by the secured creditor Bank.
  20. 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. 9167004582

**Date: 06-10-2021**

**Place: Mumbai**

**Authorized officer**

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