

APPENDIX IV-A, II-A [Provision to Rule 8(6) and 6(2)]

Sale notice for sale of Immovable properties and movable properties

E-Auction sale notice for sale of Immovable assets and Movable 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 Physical 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" on 11.11.2019 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 Metropolitan Overseas Limited (in liquidation) 1) 36 W, 2nd floor, Apeejay House, 3, Dinshaw Vachha Road, Churchgate, Mumbai-2) 512, Vyapaar Bhawan, 49, P'dmello Road, Carnac Bunder Mumbai-09 Mr. Ashish H Ghia, Smt Veena H Ghia:- 52, Satnaam Apartment, Cuffe Prade, Mumbai-400005. Mr. Nikhil P. Gandhi, Mr. Bhavesh P Gandhi:- Breach Candy Apartment, 4th Floor, 38, Bhulabhai Desai Road, Mumbai-400026. Total Dues-Rs.16,75,00,000/- Plus interest and cost from 29.10.2012. Less recovery upto date. Encumbrance- Not Known	Land And Building at Plot No. 5, Hirehalli KIADB Industrial Area, Sy No. 97 & 120, Village Hirehalli, Bangalore Tumkur NH4 Road, UradagereHobli, Taluka Tumkur - 572168 admeasuring about 12140 sq. mtrs(out of 21883 sq. mtrs.) Sy. No. 37 & 120 together with 40 squares of industrial shed of asbestos Sheet roofing, demarcated within letter A to D.	Mr. Sandeep A Pate Mob 9152941101	06.11.2019 11.00 am to 2.00 pm	1) Rs.378.00 Lakhs 2) Rs.38.00 lakhs
2	M/s Real Exports 5007, 5th floor, Trade House Near Rushabh Pump, Opp Fire Station, Machhchhiwad, Ring Road, Surat- 395002. Mr. Rajeev Arora (Proprietor):- 518, Muunna Mension 2, 1st Floor, J S S Road, Chira Bazar, Mumbai-400002. Mr. Narendra P Shah (Guarantor) Flat No A/13, 4th floor, New Shantivan Flats, Opp affil Tower, Lambe Hanuman Road, Varachha, Surat- 395006 Total Dues-Rs.2,31,00,731/- Plus interest and cost from 23/02/2014 with further interest from 21/02/2014 and costs thereon. Encumbrance- Not Known	Flat no. A-13, 4th Floor (admeasuring 750sq.ft. i.e 69.70 sq. mtrs as per document of title), New Shantivan Apartments comprised in Revenue Survey no. 30/1 Paiki, T P Scheme no. 4, Final plot no. 229 Paiki, Plot no. 74 having area of 536 sq. mtrs, Mouje: Navagam, Sub District/ Taluka: Choryasi, Dist. Surat, Opp Affil Tower, Lambe hanuman Road, Varachha, Surat, Gujarat in the name of Mr Narendra P Shah (Guarantor). (Physical Possession).	Mr. Sandeep A Pate Mob 9152941101	06.11.2019 11.00 am to 3.00 pm	1) Rs.20.90 Lakhs 2) Rs. 2.10 lakhs

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: BAR808ALBOM before submitting the bids online.**
- Last date for registration/ submission of online Bid will be 08.11.2019 before 5.00 p.m. The auction sale will be Online e-auction / Bidding through website <https://bob.auctiontiger.net> on 11.11.2019 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, Mr. 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**
- 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.
- Bids shall be submitted through online procedure only in the prescribed format with relevant details.
- The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 50,000/- (Rupees Fifty Thousand) for properties having reserve price less than Rs. 1,00,00,000 (One Crore)
- 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 Lac) for properties having reserve price equal and above than Rs. 1,00,00,000 (One Crore)
- 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, all amounts deposited till then shall be forfeited including earnest money (for the successful bidder).
- The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings through RTGS/NEFT without interest.
- The sale is subject to confirmation by the Bank.
- The property is sold in "AS IS WHERE IS AND AS IS WHAT IS CONDITION" 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.
- 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.
- 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.
- 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.
- The sale is subject to the conditions/Rules/Provisions prescribed in the SARFAESI Act, 2002, Rules framed there under and the conditions mentioned above.
- 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.

Date : 22.10.2019

Place : Mumbai

Authorised Officer, Bank of Baroda

