

Sale of secured immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the Act)

Notice is hereby given to the public in general and to the Borrowers and Guarantors in particular that the under mentioned properties mortgaged to Bank of Baroda, the Symbolic/Physical Possession of which had been taken by the authorised officer of the Bank under Section 13(4) of the Act, will be sold through e-auction as per terms mentioned below for the recovery of Bank's outstanding dues with applicable interest, charges and cost etc. The property described will be sold on "As is where is, As is What is & without recourse Basis":

Sl. No	Name of the Branch & Borrower	Owner of the Property	Description of Property	Nature of Property	Date of Demand Notice U/s 13 (2)	Type of Possession	Dues in Rupees* as per Demand Notice U/s 13 (2)	Reserve Price / EMD / Minimum Bid Increment (BI) Amount Rupees
1.	Branch: ZOSARB Pune Borrower: M/s United Thermacoat	M/s United Thermacoat	Factory Land & Building constructed on Plot No. 118/119, Gat No.942, Sector B, First Phase Shree Laxmi Co-op, Industrial Estate at Hatkanagale, Dist.- Kolhapur and admeasuring 1065 Sq.mtr. *Note : Encumbrance on the asset within knowledge of the Bank: GST due of Rs. 3,73,004/- (Central Excise Rs. 247004 + Service Tax Rs. 126000) as on 09/04/2019 RP : Rs. 43,00,000/- + GST Rs. 3,73,004/- = New RP: Rs. 46,73,100/- Approx.	Factory Land & Building	15.07.2014	Physical	Rs. 1,76,38,792/-	RP : 46,73,100/- EMD: 4,67,310/- BI: 50,000/-
2.	Branch: ZOSARB Pune Borrower: M/s. Alfa Batteries Pvt. Ltd.	M/s. Alfa Batteries Pvt. Ltd. - Lease hold land & building in the name of Company.	Lease hold land and building in the name of Company situated at Plot No.12, 13, 14A, L. K. Akiwate Industrial Estate, Jaysingpur, Dist. - Kolhapur. Admeasuring 2230.81 Sq.mtrs.	Factory Land & Building	19.05.2015	Physical	Rs. 5,35,26,518/-	RP: 1,91,04,300/- EMD: 19,10,430/- BI: 50,000/-
3.	Branch: ZOSARB Pune Borrower: Hotel Silver Pride	Mr. Anshuman Dilip Jadhav	All the piece and parcel of the property being part admeasuring OH - 32.70 Ares, out of total OH-84 Ares and Pot Kharab admeasuring OH-13 Ares in Gat No. 2873A/1, of village Kasegaon, Tal.- Walwa, Dist. Sangli. All the piece and parcel of the property being part admeasuring OH-5.60 Ares out of total OH-84 Ares and Pot Kharab admeasuring OH-13 Ares in Gat No.2873A/1, of village Kasegaon, Tal.- Walwa, Dist. Sangli.	Commercial Land & Building	01.02.2015	Physical	Rs. 2,10,67,226/-	RP: 3,72,26,000/- EMD: 37,22,600/- BI: 1,00,000/- RP: 89,00,000/- EMD: 8,90,000/- BI: 50,000/-
4.	Branch: ZOSARB Pune Borrower: New Lucky Furniture Pvt. Ltd.	1) Mehboob Yakub Shaikh, 2) Shabbir Yakub Shaikh, 3) Rafiq Yakub Shaikh. 1) Shabbir Yakub Shaikh, 2) Rafiq Yakub Shaikh	I) All that part and parcel of the property Situated at S.No. 32 Hissa No. 3/15, Measuring 3500 (1500 + 2000) Sq. Mtrs, behind Angaraj Water Park at Kondhwa Budruk, Taluka Haveli, District Pune -411 048. Property bounded by- East: By Road, West: By Adjacent Plot, North: By Adjacent Building, South: By Road. II) Flat No. 1 to 4, 1st to 4th floor, total 820 sq. mtrs., Jai Jawan Co-operative Housing Society Ltd., Plot No. 17A & 17B, total 560 sq. mtrs., S.No 52/2/4, 52/2/7, 52/3/2+2/9, 2/2/2 A-B. Near Jagtap Chowk, Situated at Village Wanaworie, Taluka Haveli, District Pune	Factory Land & Building & Old Furniture & Scrap lying inside the premises Residential Bungalow	29.07.2013	Physical Physical	Rs. 15,48,30,188/- -	RP: 6,70,00,000/- EMD: 67,00,000/- BI: 1,00,000/- RP: 5,50,00,000/- EMD: 55,00,000/- BI: 1,00,000/-
5.	Branch: ZOSARB Pune Borrower : M/S Sadamate Industries	Mrs. Phulabai Sadashiv Sadamate	Open Plot located at Gat No. 1031 admeasuring 1H & 19 R at village Bambavade, Tal. Palus, Dist. Sangli belonging to Mrs. Phulabai Sadashiv Sadamate.	Industrial Plot	01.10.2017	Physical	Rs. 4,65,91,591/-	RP : 1,26,00,000/- EMD: 12,60,000/- BI : 1,00,000/-
6.	Branch: ZOSARB Pune Borrower: M/s G. V. Puntambekar and Sons Pvt. Ltd.	M/s G. V. Puntambekar and Sons Pvt. Ltd.	1) All the part and parcel of the property consisting Shop No. B-001, built up area 116.25 Sq. mtrs, Ground floor, B wing, situated at Narayan Chambers, Mauze Pune City, Narayan Peth, Pune - 30. 2) All the part and parcel of the property consisting office/Shop B - 102 built up area 132.00 sq. mtrs, First floor, B-Wing, situated at Narayan Chambers, Mauze Pune City, Narayan Peth, Pune - 30. 3) All the part and parcel of the property consisting a) Shop no 4, Ground floor, builtup area 97.33 Sq. mtrs. at S. No. - 634, Hissa No. 9/A, Plot No. B, Mauze Munjeri, Bibewadi, Tal. - Haveli, Pune - 37. b) Godown No. A, Ground floor built up area 64.61 Sq. mtrs, S. No. - 634, Hissa No. 9/A, Plot No. B, situated at Mauze Munjeri, Bibewadi, Tal - Haveli, Pune - 37. c) Godown No. B & C, built up area 51.90 & 112.55 Sq. mtrs respectively, S. No. - 634, Hissa No. 9/A, Plot No. B, situated on Ground floor, at Mauze Munjeri, Bibewadi, Tal. - Haveli, Pune - 37. Along with exclusive rights attached to the said Godowns No. A, B and C. Bidder who is bidding for serial No. 1 & 2 (above) jointly shall have preference over bidders bidding for serial No. 1 & 2 independently.	Commercial Property	29.07.2013 29.07.2013 29.07.2013	Physical Physical Physical	Rs. 33,48,80,926/-	RP: 2,55,00,000/- EMD: 25,50,000/- BI: 1,00,000/- RP: 1,70,00,000/- EMD : 17,00,000/- BI: 1,00,000/- RP: 5,66,00,000/- EMD : 56,60,000/- BI: 1,00,000/-
7.	Branch: ZOSARB Pune Borrower: M/s S. K. Sanskriti Motors Pvt. Ltd.	Mr. Ramyesh Pandey	All Piece and parcel of the property i.e. land having S. No. 278, Hissa No. 1+2/1+2/2/3/1, admeasuring area about 5000 Sq. Fts., i.e. 464.68 Sq. Mtrs., alongwith the building construction standing thereon, situated Village Lohagaon, Tal. Haveli, District Pune. Within limits of Registration District of Pune, Sub-Registration, Taluka Haveli and Zila Parishad Pune Taluka Haveli Panchayat Samiti Pune Grampanchayat Lohagaon belonging to Mr. Ramyesh Pandey which is bounded as: EAST: By 15 feet common road SOUTH: By land of Meena Rajkumar Gupta & property of S K Singh West: By Ex. ASGT Kumar & land of Mr. Hanuman Raghunath Sathe, North: By land of Mr. Keshav Haribhau Sathe (Except Flat No.301 on 3rd Floor)	Commercial cum Residential Property	06.07.2017	Physical	Rs. 1,77,96,850/-	RP: 3,32,20,530/- EMD: 33,22,053/- BI: 50,000/-
8.	Branch: ZOSARB Pune Borrower: M/s Arch Infra Projects Nirman Pvt. Ltd.	Kishor Mahadev Howale Anil Mahadev Howale	All that piece and parcel of the Open Plot bearing S. no. 22 Hissa no. 21, of Village Dhayari, Tal- Haveli, Dist. Pune. Admeasuring 41ares Property bounded by : East : Land of Mr K. B. Pokale, South: Land of Mr. Rambhau Kamble, West: Land of Mr. Chandgude North: Land of Mr Rambhau Kamble. Flat No. 4, situated on 1st Floor of the building known as "Soham Apartments" situated at City Survey No. 70B/1-D/B, Plot No.100 B/4, Prabhat Road, Lane No. 15, Opp. Symbiosis School, Erandwane, Tal. Haveli, Dist. Pune.	Open Plot Residential / Commercial Flat	17.08.2013 17.08.2013	Symbolic Symbolic	Rs. 29,30,37,025/- Rs. 29,30,37,025/-	RP: 7,41,00,000/- EMD: 74,10,000/- BI: 1,00,000/- RP: 98,50,000/- EMD: 9,85,000/- BI: 1,00,000/-
9.	Branch: ZOSARB Pune Borrower: M/s. S. S. Bags and Fillers Pvt. Ltd.	Mr. Rajabhau Hanumant Shinde	1) All that piece and parcel of Leasehold land MIDC plot No. D-98, Tembhum MIDC, Tal. Madha, Dist. Solapur admeasuring 4380 sq. mtrs. bounded as: East: By Plot No.D-85,D-99, D-100, D-101, & D- 102., South: By MIDC Road of 20 mtrs R/W, West: By Plot No.D-97., North: By Plot No.D-88, D-87, D-86 Together with easements appurtenant thereto. And all factory shed/s and other building/s structure/s standing on the aforesaid plot No. D-98, both present and future, and all fixed plants and machineries, permanently attached to the earth or permanently fastened to anything attached to the earth on the aforesaid Plot No. D-98, both present and future. 2) All that piece and parcel of N.A.Land admeasuring 300 sq.mtrs assessed at Rs.2-00 Ps. Situated at and bearing /being part of KG No.7 part of village Tembhum, Tal.Madha, Dist. Solapur bounded as: East: By Gat No.7 part of belonging to Hanuman Shitole, South: By Chavanwadi Road, West: By remaining land of Gat No.7 North: By L shaped area of Gat No.7 part	Factory Land and Building Open Plot	27.07.2015 27.07.2015	Symbolic Physical	Rs. 2,82,00,000/- -	RP: 1,62,00,000/- EMD: 16,20,000/- BI: 50,000/- RP: 18,00,000/- EMD: 1,80,000/- BI: 25,000/-
10.	Branch: ZOSARB Pune Borrower: M/s. Surya Tractor Company	Mr. Manohar Babanrao Khaire Mr. Ramesh Babanrao Khaire Mr. Ramesh Baban Khaire, Mr. Manohar Babanrao Khaire & Kusum Babanrao Khaire	Residential Property at Flat No. B-2, Stilt Floor, "Mahalaxmi Elite", Building-B, At Post Jalochi, Gat No. 188/1, Jalochi Road, Near Tarangan Project, Tal. Baramati, Dist. Pune. Residential Property at Flat No. A-3, Ground Floor, "Mahalaxmi Villa", Wing A, At Post Jalochi, Gat No. 123, Plot No. 1, 2 and 3, Behind Saraf Honda Showroom, Tal. Baramati, Dist. Pune. Commercial Land & Shed at Gat No. 356, At Post - Kadamvak Vasti, Off Pune Solapur Road, Behind Latur Urban Bank, Tal. Haveli, Dist Pune.	Residential Property Residential Property Commercial Land & Shed	16.04.2018 16.04.2018 16.04.2018	Symbolic Symbolic Symbolic	Rs. 11,55,00,000/- Rs. 11,55,00,000/- Rs. 11,55,00,000/-	RP: 23,00,000/- EMD: 2,30,000/- BI: 50,000/- RP: 26,00,000/- EMD: 2,60,000/- BI: 50,000/- RP: 83,00,000/- EMD: 8,30,000/- BI: 50,000/-
11.	Branch: ZOSARB Pune Borrower: M/s. Dasguna Industries	Mr. Manikrao D. Nale	Lease hold industrial land & Building at Plot No. C-89, Additional Jejuri Industrial Area, MIDC Jejuri, Tal. Purandar, Dist. Pune.	Lease hold Industrial Land & Building	18.01.2017	Symbolic	Rs. 3,59,00,000/-	RP: 1,30,00,000/- EMD: 13,00,000/- BI: 1,00,000/-
12.	Branch: ZOSARB Pune Borrower: M/s. Shree Mungipa Steel Corporation	Guarantor Mrs. Jyoti Rajpal Panghal	Factory Land & Building at Gat No. 704, Sl.No. 126 together with all Structure situated at Kundalwadi, Village Chikhali, Tal. Haveli, Dist. Pune.	Factory Land & Building	02.12.2016	Symbolic	Rs. 1,16,77,000/-	RP: 88,00,000/- EMD: 8,80,000/- BI: 50,000/-
13.	Branch: ZOSARB Pune Borrower: M/s. Shree Padmavati	M/s. Shree Padmavati Prop. Mr. Shivraj Kothvale	1) VMC 02 no.'s and HMC 02 no.'s of make Bharat Fritz Werner Ltd. Bangalore along with three stabilizers (35 KVA, 40 KVA & 40 KVA each of Servomax Make) 2) Air Compressor One nos. of make Atlas Copco. 3) Surface Plate One Nos. 4) Vernier Flight Gauge One No. At Opp. Pragagti Dhaba, MIDC, Ramnagar, Shirol, Kolhapur. 2) Factory Land at Plot No. R. S. No. 21 A/1/1B, 2/3 Mouje Uchgaon, Tal. Karveer, Dist. Kolhapur N.A. Plot of 2287.50 sq. mtr. (24613.50 sq. ft.)	Plant & Machineries (All As One lot) Factory Land	11.02.2014 11.02.2014	Physical Physical	Rs. 5,86,07,724/- Rs. 5,15,00,000/-	RP: 99,00,000/- EMD: 9,90,000/- BI: 50,000/- RP: 2,27,00,000/- EMD: 22,70,000/- BI: 1,00,000

* Note : Future interest at the contractual rate on the above mentioned amount & incidental expenses, costs, charges etc. to be added.

EMD Collection Account	EMD Collection Account Name	IFSC Code : (Fifth character is Zero)	Contact Details of Authorised Officer	Date and Time of Commencement of e-Auction: 10.06.2019 between 2.00 PM to 4.00 PM
56120015181219	New Intermediary OBD BP	BARB0ARMPUN	Mr. Virendra G. Raokhande Mob : 8238040161, 020-24260181	

The sale shall be subject to the terms & conditions as described below:

1) The Auction-cum-Sale shall be conducted through e-Auction mode, through the official portal of <https://bob.auctiontiger.net> 2) Care has been taken to include adequate particulars of Secured Assets in the Schedule hereinabove. The Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3) The intending bidders are advised to go through the portal <https://bob.auctiontiger.net> for detailed terms and conditions for e-Auction sale before submitting their bids and taking part in the e-Auction sale proceedings and contact the Authorized Officer for the properties as mentioned hereinabove. 4) The Secured Asset shall not be sold below the Reserve Price. Auction shall commence at one increment above the Reserve Price and bidders shall be free to bid among themselves by improving their offer with minimum incremental amount stated hereinabove. 5) The interested bidders shall submit the bid on or before 5.00 PM on 07.06.2019. The interested bidders to submit EMD through NEFT / RTGS and Fund Transfer only, in which case it should reach the respective EMD Collection Account latest by 5.00 pm 07.06.2019. The intended bidders who have deposited the EMD should send the following documents on or before 07.06.2019 by 5.00 pm to Authorised officer. a) Proof of deposit of EMD. b) Self-attested true copy of Identity Card containing Photograph and Residential Address and PAN card of the intending bidder, issued by Govt. of India. Original of the document should be made available for verification by the concerned Authorized Officer. c) Intending Bidder's Mobile Number and E-Mail address. d) Intending Bidder's Bank Account details for the purpose of refund of EMD. Refer Annexure II and III on the portal <https://bob.auctiontiger.net>. 6) The interested bidders who require assistance in creating Login ID & Password and /or uploading data, submitting bid, training on e-bidding process etc., may contact M/S E-Procurement Technologies Ltd., Auction Tiger, A-201/208, Wall street-II, Opp. Orient Club, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006 Gujarat (India). Help Line No. 079-61200546, 9619002431, 6351896832, Toll Free No 18001035342, Help Line e-mail ID: Tilak@auctiontiger.net / Maharashtra@auctiontiger.net / vijay.shetty@auctiontiger.net and for any property related query may contact Mr. Virendra G. Raokhande (Authorised Officer), Mobile No. 8238040161 and 020-24260181, 24261481. Email ID: arpun@bankofbaroda.co.in during office hours (10.00 AM to 5.00 PM) on the working days. 7) Only those bidders holding valid user ID and Password and confirmed payment of EMD through NEFT / RTGS and Fund Transfer only shall be permitted to participate in the on line e-auction. The Authorized Officer reserves the right to accept or reject any or all bids. Further, the Authorized Officer reserves the right to postpone or cancel or adjourn or discontinue the Auction or vary the terms of the Auction at any time before conclusion of the Auction process, without assigning any reason whatsoever and his decision in this regard shall be final. 8) In case any bid is placed in the last 5 minutes of the closing time of the Auction, the closing time shall automatically get extended for another 5 minutes. 9) If no other bid is received upon closure of the bidding process, the Bidder who has quoted highest amount will be declared as successful bidder. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 48 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of auction date or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. If he fails to deposit the amount so, the amount already deposited by him shall be forfeited and the Authorized Officer shall be free to exercise any one or more rights available to him in terms of Section 13 (4) of the Act, in respect of the property. 10) Mere deposit of 25% of the Sale Price shall not entitle the successful bidder to get the sale confirmed in his favour. Sale shall be subject to confirmation by the secured creditor. 11) After deposit of amount in terms of Serial No. 9 hereinabove the successful bidder should deposit, with the Authorized Officer, the balance Sale Price within 15 (Fifteen) days of sale confirmation by the Authorized Officer. If the successful bidder fails to deposit the balance amount of sale price, the amount already deposited shall be forfeited. 12) If the dues of the Bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantors, at any time before time & date scheduled for payment of bid, the sale of asset may be cancelled. 13) All statutory dues/attend charges/other dues including registration charges, stamp duty, taxes, TDS etc. shall have to be borne by the purchaser. 14) The Sale Certificate shall be issued in the same name in which the Bid is submitted. 15) The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of properties E-Auctioned, the intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities arrears of property tax, electricity dues etc. 16) The bidders should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 17) Properties as mentioned above can be inspected by the prospective bidders at the site with the prior appointment of concerned Branch Manager or Authorized Officer or any other officer identified for the purpose, from 10.00 a.m. to 4.00 p.m. on 04.06.2019. 18) Bank reserves its right to accept/reject any or all of the offer(s) or bid(s) so received or cancel the sale without assigning any reason thereof. Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither the Bank nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc. required so that they are able to prevent such situation and continue to participate in the auction successfully. 19) Where ever GST is applicable it should be paid by the Purchaser over and above the accepted BID amount. 20) This sale /auction is proposed on the basis of "Physical / Symbolic Possession", on "As is where is, As is What is & without recourse Basis" and the buyer should ascertain the status of the statutory dues and other encumbrances, if any. 21) For detailed terms and conditions of the sale, please refer to the link provided in Bank of Baroda Secured Creditor's website (www.bankofbaroda.com).

Date: 05/05/2019
Place: Pune

Authorised Officer,
Bank of Baroda