

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5	मुंबई दक्षिण अंचल कार्यालय Mumbai South Zonal Office दूसरी मंजिल, जनमंगल 2nd floor, Janamangal, 45/47, मुंबई समाचार मार्ग 45/47, Mumbai samachar Marg फोर्ट मुंबई 400001Fort Mumbai 400001 टेलीफोन: 022-22675899 ई-मेल/e-mail legal_mcr@mahabank.co.in	
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Terms and Conditions for e-auction/sale of the secured assets under the SARFAESI Act on 28.01.2025

Sale notice published on 17.12.2024.

Newspapers: Free Press Journal (in English) & Navshakti (in Marathi)

(Also published in below mentioned Local Newspaper (s): (18.12.2024)

Financial Express in English (Ahmedabad Cover All Gujarat): Financial Express in Gujarati (Ahmedbad Cover All Gujarat)

Silvasaa Mirror in English (Silvassa Cover Dadra nagar haveli) & Janadesh Silvassa in Marathi (Silvassa Cover Dadra nagar haveli)

Date of E- Auction: 28.01.2025 between 11 A.M. to 3 P.M. with auto extension for 5 minutes
Last date & time for submission of Bid/Deposit of EMD and Proof: 27.01.2025 upto 5:00 P.M./As per eBikray rules
Date & Time of inspection of property: 21.01.2025 to 25.01.2025 between 10 AM to 5 PM with prior appointment

Sl	Branch Name	Name of Borrowers	Amount Due	Description of the Property	Possession Type	Reserve Price	Earnest Money Deposit/ Increment Amount
1	MUMBAI WORLI	M/s. Arnav Trading Corporation	Rs. 322.41 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Unit No. C-26, admeasuring 1120 Sqft Built up area on 2nd Floor, Raj Industrial Complex, situated at CTS No.312 & others of Village Marol, Marol Maroshi Road, Andheri East, Mumbai - 400059 of M/s Sharada Trading Corporation (partnership firm) through its partners Mr. Rishi Todi & Mr. Viren Todi Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 166.00 Lacs	EMD: 16.60 lakhs Bid increment Amount: 0.50 lakhs
2	MUMBAI WORLI	Mrs. Jasmin Amar Dewani	Rs. 98.01 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Flat No.1704, 17th floor, A Wing, "Rosemary" on plot CTS No.374B/3 of Village Eksar Borivali West Mumbai-400092, admeasuring 67.53 Sq. Mt carpet area owned by Mr. Jasmin Amar Dewani & Mr. Amar Ajit Dewani Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 125.00 Lacs	EMD: 12.50 lakhs Bid increment Amount: 0.50 lakhs
3	MUMBAI WORLI	M/s. Kavish International Trading Pvt. Ltd.	Rs. 431.10 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Flat No. 402, A-Wing, Abhishek Apartment, Shradhanand Road, Vile Parle East, Mumbai-400057 [647 sqft. Built up area constructed on Plot No.301, bearing CTS No.1875, 1875/1 to 26] Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 116.00 Lacs	EMD: 11.60 lakhs Bid increment Amount: 0.50 lakhs

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Name of Bidder	Signature of Bidder	Date

4	MUMBAI B S RD	Ms. Kavita Sunil Nakkum	Rs. 90.30 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Bungalow No.37/38, Suvarna Villa CHSL; Plot No.37 & 38, S. No.75/1A, 75/1B, 75/1C, 75/1D (Pt) & 75/E, Village Khair & S. No.381(Pt) at village Sathgaon, Taluka Shahpur, Distt. Thane admeasuring plot area 633 sqm + construction 2560 sqft owned by Ms Madhuri Nakkum & Ms. Kavita Sunil Nakkum. Encumbrances Not known (Physical Possession)	Physical	Reserve Price: 53.00 Lacs	EMD: 5.30 lakhs Bid increment Amount: 0.50 lakhs
5	MUMBAI B S RD	Mr. Mohammad Ehsan Alimuddin	Rs. 61.20 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Flat No. 1201 & 1201 A (now amalgamated) having carpet area 295 sq. ft. & 410 sq .ft, built up area: 32.89 sqm & 45.72 sqm respectively, 12th Floor, Building No. 4, Gaurav Woods, Near Shubham Hotel, Beverly Park, Evershine Woods Complex Road, Village Navghar, Mira Road East, Thane - 401107 owned by Mr. Mohammad Ehsan Alimuddin Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 62.00 Lacs	EMD: 6.20 lakhs Bid increment Amount: 0.50 lakhs
6	MUMBAI GOKHALE RD DADAR	M/s. Omex Construction	Rs. 91.34 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Flat No.103, 1st Floor, admg 65.05 sqm built up area, "A" Wing, "Ashirwad Corner" CHS Ltd; situated & constructed on land having S. No.526(old) & 60 (New), Hissa-1 (pt) i.e. Village Bhayandar, Opposite Neelam Park and near Sanghvi Complex, Payyade Residency Road, Off Lodha Road, Mira Road (East), Thane - 401107 owned by Mr. Mohammad Ehsan Alimuddin. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 42.00 Lacs	EMD: 4.20 lakhs Bid increment Amount: 0.50 lakhs
7	MUMBAI GOKHALE RD DADAR	M/s. Prince Enterprises	Rs. 109.05 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Property No. I- Shop No. 29 having built up area: 18.95 sqm and chargeable Loft area/ open Terrace having area 6.04 Sqm. (Total Built up area 25 sqm) Plot No. 5, Sector 11, Kamothe, Navi Mumbai, Taluka-Panvel, District Raigad - 410206 Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 33.00 Lacs	EMD: 3.30 lakhs Bid increment Amount: 0.50 lakhs
8	MUMBAI WORLI	M/s. Prince Enterprises	Rs. 109.05 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Property No. II- Shop No. 30 having built up area: 18.95 sqm and chargeable Loft area/ open Terrace having area 6.04 Sqm. (Total Built up area 25 sqm) situated at Ground floor "Basant Bahar" CHS LTD. Plot No. 5, Sector 11, Kamothe, Navi Mumbai, Taluka-Panvel, District Raigad-410206 Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 33.00 Lacs	EMD: 3.30 lakhs Bid increment Amount: 0.50 lakhs

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9	MUMBAI WORLI	M/s. Prince Enterprises	Rs. 109.05 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Property No. III- Shop No. 31 having built up area: 14.77 sqm and chargeable Loft area/ open Terrace having area 4.73 S.qm. (Total Built up area 19.51 sqm) Plot No. 5, Sector 11, Kamothe, Navi Mumbai, Taluka-Panvel, District Raigad-410206 Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 26.00 Lacs	EMD: 2.60 lakhs Bid increment Amount: 0.50 lakhs
10	MUMBAI WORLI	M/s. Shrushti Mahila Udyog	Rs. 1041.40 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Commercial property at Gala No. 108, 1st Floor, admeasuring 935 Sq. ft. carpet area Building No.4, "Nirav No. 3", Gaodevi Industrial Estate, S. No. 44, 45(2) and 94 of Village Sativali, Vasai East, District Thane owned by Mrs. Sangeeta Ravivansh Mathur & Mr. Harbansh Narain Mathur Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 61.00 Lacs	EMD: 6.10 lakhs Bid increment Amount: 0.50 lakhs
11	MUMBAI B S RD	M/s. SSS Interior Construction Pvt. Ltd.	Rs. 343.16 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Property No. I -> E-703, Remi Biz Court Premises CHSL, 7th floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai- 400058, admeasuring 276 Sq. Ft. carpet area and owned by Mr. Pradeep Seal, Mr. Purnima Seal & Mr. Dipak Seal. Encumbrances Not Known (Physical Possession)	Physical	Reserve Price: 78.00 Lacs	EMD: 7.80 lakhs Bid increment Amount: 0.50 lakhs
12	MUMBAI B S RD	M/s. SSS Interior Construction Pvt. Ltd.	Rs. 343.16 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Property No. II- E-704, Remi Biz Court Premises CHSL, 7th floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai- 400058, admeasuring 340.37 Sq Ft carpet area and owned by Mrs. Poonam Seal. Encumbrances Not known (Physical Possession)	Physical	Reserve Price: 96.00 Lacs	EMD: 9.60 lakhs Bid increment Amount: 0.50 lakhs
13	MUMBAI GOKHALE RD DADAR	Mr. Sunil Shivaji Bhosale	Rs. 50.69 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Flat No. 401, 4th Floor, Chandresh Jyoti CHSL, A- Wing, Village Nilje, Taluka Kalyan, Kalyan Shil Road, Dombivali East, Thane - 421204 (495 sq. ft. Built up area constructed on land bearing No. 138, 140-149, 202-204, Hissa 1 (pt)) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 22.50 Lacs	EMD: 2.25 lakhs Bid increment Amount: 0.50 lakhs
14	MUMBAI GOKHALE RD DADAR	M/s. Universal Garments	Rs. 76.94 Lacs (plus interest and expenses w.e.f. 09/07/2024)	All that premises being Shop No. 11, Basement Floor, Sunshine Shopping Centre, Sunshine Commercial Complex CHSL, Building No. 3, Opposite Railway Station, old S. No.362, New S. No. 140 Village Achole, Off Achole Road, Taluka Vasai, Nallasopara East, Palghar - 401209 Admeasuring 214 Sqft. Carpet area, 257 sq. ft., Built up area owned by Mr. Mohammad Bilal Jatu Encumbrances Not	Physical	Reserve Price: 40.00 Lacs	EMD: 4.00 lakhs Bid increment Amount: 0.50 lakhs

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				known (Physical Possession)			
15	MUMBAI WORLI	Ms. Ushma Bhavanji Katira & Mrs. Neeta Nilesh Katira	Rs. 133.41 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Flat No. 2201, 22nd Floor, A Wing, Aswa Platinum, on the plot of land bearing CTS 755 (pt), Din Dayal Upadhyay Marg (Dumping Road), Mulund West, Taluka Kurla, within the limits of "T" ward of MMC of Greater Mumbai - 400080, admeasuring 617.10 Sq.ft. RERA carpet area alongwith enclosed balcony admeasuring 58.77 Sq.ft. carpet totaling to 675.87 Sq.ft. carpet area owned by Ms. Ushma Bhavanji Katira & Mrs. Neeta Nilesh Katira Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 124.00 Lacs	EMD: 12.40 lakhs Bid increment Amount: 0.50 lakhs
16	MUMBAI WORLI	Mr. Vivek Vinod Chaubey & Mrs. Asha Vinod Chaubey	Rs. 29.89 Lacs (plus interest and expenses w.e.f. 23/07/2024)	Flat No.306, 3rd Floor, A- wing, Building No. 4, Type A & B, Anand Excellency, on S. No.73, Hissa No.3/2, 2/1/2, 2/1/1, 3/1/P, 5, 2/1/1/3, 3/1/P, S. No.72, Hissa No.1 of village Tembode, Prithvi Srishti, Tembhode Road, Palghar - 401404, admeasuring 366.19 sq. ft. carpet area, 439.43 sq. ft. built up. Encumbrances Not known (Physial Possession)	Physical	Reserve Price: 17.40 Lacs	EMD: 1.74 lakhs Bid increment Amount: 0.50 lakhs
17	MUMBAI WORLI	M/s. P Saji Textiles Ltd	Rs. 621.51 Lacs (plus interest and expenses w.e.f. 23/07/2024)	NA land situated at S. No. 492/P/2, admeasuring 16195.50 Sqm, Paiki 2, Post & Taluka Lunawada, Vashiadarwaja, Dist. Panchmahal, Encumbrances Not known Gujarat-389230. (Physical Possession)	Physical	Reserve Price: 458.00 Lacs	EMD: 45.80 lakhs Bid increment Amount: 0.50 lakhs
18	MUMBAI B S RD	M/s. Surya Traders	Rs. 940.14 Lacs (plus interest and expenses w.e.f. 23/07/2024)	Unit No. 202, 2nd Floor, carpet area 368 sq. ft. Raghuleela Mall, off S V Road, Near Poisar Gymkhana Road, Bus Depot, Village Kandivali (West), Encumbrances Not known Mumbai-400067. (Physical Possession)	Physical	Reserve Price: 68.00 Lacs	EMD: 6.80 lakhs Bid increment Amount: 0.50 lakhs
19	MUMBAI B S RD	M/s. Suyog Pharmaceuticals and Distributers	Rs. 71.95 Lacs (plus interest and expenses w.e.f. 23/07/2024)	Shop No. S-1 Ground Floor M-2, Baba Vihar in MLC Panchsheel SRA M-2 CHSL, CS No. 25(pt), 45(pt), 55(pt) of Dharavi Division, situated at Matunga labour Camp on Maharishi Valmik Road, behind Fish Market, Mahim East, Mumbai - 400019 owned by Mrs. Rekha Ranjeet Singh	Physical	Reserve Price: 50.00 Lacs	EMD: 5.00 lakhs Bid increment Amount: 0.50 lakhs

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				Encumbrances Not known (Physical Possession)			
20	MUMBAI GOKHALE RD DADAR	M/s. Aziz & Sons	Rs. 299.20 Lacs (plus interest and expenses w.e.f. 09/07/2024)	Tenement No.208/1661 admeasuring area 484 Sq.ft. (581 sqft Built Up) Motilal Nagar No.1, Near Ganesh Mandir, Off Link Road, Goregaon West, Mumbai 400104 owned by Mr. Aziz Ahmad Khan & Mrs. Nazma Aziz Khan Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 100.50 Lacs	EMD: 10.05 lakhs Bid increment Amount: 0.50 lakhs
21	MUMBAI GOKHALE RD DADAR	M/s. Lotekar Buildcon Private Limited	Rs. 59,59,086/- (Rupees Fifty Nine Lacs Fifty Nine thousand Eighty Six only) upto 26/07/2024 along with further interest as applicable + expenses and other charges incurred till date of realization	Office No. A-402, 4th Floor, Steel Chambers CHSL Mandvi Division, Broach Street, Masjid Bunder, Mumbai-400 009. (CS No.47/01, Division Princess Dock Municipal B Ward, Mumbai). Admeasuring 156 Sq.Ft. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 36.04 Lacs	EMD : 3.60 lakhs Bid increment Amount: 0.50 Lakhs
22	MUMBAI WORLI	1) Mr. Santosh Shankar Phapale, 2) Monika Santosh Phapale	Rs. 26,74,219/- (Rupees Twenty Six Lacs Seventy Four thousand Two hundred Nineteen Only) upto 11.09.2023 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No, 703, 7th Floor, B Wing, Omkar Heights, Near Nutan School, Village Manda, Titwala West, Thane- 421605. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 18.22 Lacs	EMD : 1.82 Lakhs Bid increment Amount: 0.50 Lakhs
23	MUMBAI WORLI	M/s. V L Automobiles (Partnership Firm)	Rs. 164,53,074/- (Rupees One Crore Sixty Four Lacs Fifty Three Thousand Seventy Four only) upto 07.08.2023 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Industrial Gal No A-2 at Renaissance Industrial Park, Kalyan Padgha Road , Bhiwandi -421302 admeasuring 1523 sq ft Bearing S no 29/3,29/4,33/6/4,33/7,35/5 village Vashere Tal Bhiwandi Dist Thane Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 18.40 Lacs	EMD : 1.84 Lakhs Bid increment Amount: 0.50 Lakhs
24	MUMBAI WORLI	Mr. Vatsal Rajesh Thadeshwar	Rs. 39,72,439/- (Rupees Thirty Nine Lakh Seventy Two Thousand Four Hundred Thirty Nine Only) upto 02.01.2023 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat no. B 403 4th floor B Wing Building No. 13/14 Krishna Apartment CHSL Shanti Park Mira Road (East), Thane-401107 (Admeasuring Carpet Area 414.50 Sq. Ft.) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 48.00 Lacs	EMD : 4.80 Lakhs Bid increment Amount: 0.50 Lakhs

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25	MUMBAI B S RD	1) Mr. Abdul Nawaz Lambate, 2) Mrs. Asma Abdul Nawaz Lambate	Rs. 28,86,792 (Rupees Twenty Eight Lakh Eighty Six Thousand Seven Hundred Ninety Two Only) upto 15.06.2021 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 001, Ground Floor Bhishma Building, Ruia Pandav Enclave, Apana Ghar Complex, Phase 1, Mira Road East Thane. Admeasuring 32.52 Sq. Mt. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 37.60 Lacs	EMD : 3.76 Lakhs Bid increment Amount: 0.50 Lakhs
26	MUMBAI B S RD	1) Mrs. Vijaya Mahendra Shinde, 2) Mr. Mahendra Mulji Shinde & 3) Mr. Shubham Mahendra Shinde	Rs. 46,37,350/- (Rupees Forty Six Lacs Thirty Seven Thousand Three Hundred Fifty only) upto 21.05.2021 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 203-B, 2nd Floor, B Wing, Sundaram CHS, Navghar Village, Mira Road East, Thane - 401107. Admeasuring 390.95 Sq. Ft. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 41.60 Lacs	EMD : 4.16 Lakhs Bid increment Amount: 0.50 Lakhs
27	MUMBAI GOKHALE RD DADAR	Mr. Anand Baliram Patil	Rs. 2,66,37,612/- (Rupees Two Crore Sixty Six Lakh Thirty Seven Thousand Six Hundred Twelve only) upto 25.09.2023 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Property - I, Flat No. 21, 7th Floor, Silver Cascade, Senapati Bapat Marg, Dadar, Division-Mahim, Tal. & District-Mumbai admeasuring 617 Sq. Ft. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 163.20 Lacs	EMD : 16.32 Lakhs Bid increment Amount: 0.50 Lakhs
28	MUMBAI GOKHALE RD DADAR	Mr. Anand Baliram Patil	Rs. 2,66,37,612/- (Rupees Two Crore Sixty Six Lakh Thirty Seven Thousand Six Hundred Twelve only) upto 25.09.2023 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Property II, Flat No. 1, 1st Floor, Vishakha, Amrutkumbh Co-operative Housing Society Ltd., K.W. Chitale Path, Dadar, Division-Lower Parel, Mumbai-400 028. Admeasuring 1100 Sq. Ft. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 220.00 Lacs	EMD : 22.00 Lakhs Bid increment Amount: 0.50 Lakhs
29	MUMBAI WORLI	M/S. Kalpesh Traders	Rs. 1,03,28,361/- (Rupees One Crore Three Lacs Twenty Eight Thousand Three Hundred Sixty One only) upto 19.06.2023 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till	Shop No. BS-16, Basement Floor, Atlantic Plaza, Garage Gully, Dadar (West), Division-Mahim, Mumbai-400 028. Admeasuring 164 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 41.60 Lacs	EMD : 4.16 Lakhs Bid increment Amount: 0.50 Lakhs

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			actual date of payment				
30	MUMBAI WORLI	1) Mr. Pratik P. Malankar & 2) Mr. Prakash A. Malankar & 3) Mrs. Pratiksha P. Malankar	Rs. 23,14,339/- (Rupees Twenty-Three Lacs Fourteen Thousand Three Hundred Thirty-Nine only) plus unapplied interest from 03.01.2023 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 904, B wing, 9th Floor, Sankalp Siddhi Tower, E.S. Patanwala Marg, Near Jijamata Udyan, Byculla East, Mumbai 400027 admeasuring 225 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 52.92 Lacs	EMD : 5.30 Lakhs Bid increment Amount: 0.50 Lakhs
31	MUMBAI WORLI	1) Mr. Nitesh Dyandev More & 2) Mrs. Priya Nitesh More	Rs.60,58,904.00 (Rupees Sixty Lacs Fifty Eight Thousand Nine Hundred Four only) plus unapplied interest from 10.03.2024 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 1602, 16th Floor, C-Wing, Versatile Valley, Village Nilje, Taluka Kalyan, Dist. Thane- 421204 (Admeasuring 55.76 Sq. Mtr.) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 49.50 Lacs	EMD : 4.95 Lakhs Bid increment Amount: 0.50 Lakhs
32	MUMBAI B S RD	M/s. Ashirwad Oil Depot (Prop. Mr. Himat Devji Bhanushali)	Rs. 4,95,07,330.95 (Rupees Four Crore Ninety Five Lakh Seven Thousand Three Hundred Thirty And Ninety Five Paise Only) with further interest With effect from 16.11.2023 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No.203, 2nd Floor, B Wing, "Shiv Parvati Complex", Survey No.15A, Hissa No.19/2 Hissa No.26, C.T.S No.209 & 313, Village Asalpha, Taluka Kurla & Mumbai-400 086 (Carpet Area 399 Sq. ft.) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 96.36 Lacs	EMD : 9.64 lakhs Bid increment Amount: 0.50 Lakhs
33	MUMBAI B S RD	Mr. Rohan Umaji Chaware	Rs. 13,34,899/- (Rupees Thirteen Lakh Thirty Four Thousand Eight Hundred Ninety Nine Only) with further contractual interest from 30.10.2019 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 203, 2nd Floor, A Wing, Chirayu Co-op Housing Society, Senapati Bapat Marg, Lower Parel, Mumbai – 400013. Admeasuring 240 Sq. ft. (330 Sq. Ft. Built up area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 50.40 Lacs	EMD : 5.04 Lakhs Bid increment Amount: 0.50 Lakhs

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34	MUMBAI GOKHALE RD DADAR	1) Mr. Santosh Jagtap, 2) Mrs. Prachi Santosh Jagtap	Rs. 61,51,368/- (Rupees Sixty One Lakh Fifty One Thousand Three Hundred Sixty Eight Only) with further contractual interest from 01.03.2024 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 2908, 29th Floor, K - Wing, admeasuring 457 Sq. Ft. Carpet Area in the building known as Balaji Symphony Constructed on City Survey No. 45, Hissa No. 4 and others, Village Akruli & Shilottar Raichur, District Raigad - 410 206. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 61.88 Lacs	EMD : 6.19 Lakhs Bid increment Amount: 0.50 Lakhs
35	MUMBAI GOKHALE RD DADAR	Diya Lifestyles (Prop. Ms. Akanksha Jiten Mansukhaney)	Rs. 2,82,19,984.97 (Rupees Two Crore Eighty Two Lacs Nineteen Thousand Nine Hundred Eighty Four and Ninety Seven Paise Only) plus, unapplied interest from 31.05.2023 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Gala No. 116, 3rd Floor, Kakad Industrial Estate, Sitaram Keer Marg, Off L J Road, Mahim West, Mumbai- 400016. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 144.15 Lacs	EMD : 14.42 Lakhs Bid increment Amount: 0.50 Lakhs
36	MUMBAI WORLI	M/s. CROYANCE Automotive Pvt. Ltd.	Rs. 3,89,54,793.51/- (Rupees Three Crore Eighty Nine Lacs Fifty Four Thousand Seven Hundred Ninety Three and fifty one paisa only) Only) as on 04.04.2023 with further contractual rate of interest and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Factory land located at S. No.200 p Old No. 139, At: Ramkuva, NH- 56, Ta. Vyara, Dist. Tapi, PIN – 394 633 Gujarat. Area admeasuring 13596.00 sq. mts. (Carpet). Encumbrances Not known (Physical Possession)	Physical	Reserve Price: 218.00 Lacs	EMD : 21.80 lakhs Bid increment Amount: 0.50 Lakhs
37	MUMBAI WORLI	M/s. Jkarc India Private Limited	Rs. 2,06,94,295.91 (Rupees Two Crore Six Lacs Ninety Four Thousand Two Hundred Ninety Five Rupees and Ninety one Paisa Only) plus unapplied interest from 30.10.2022 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Property I- Shop No.31, Ground Floor, "A", Wing, Laxmi Apartment, Adinath Nagar Karjat Road, Village Bandhivali, in Registration Dist – Raigad, Sub District, Karjat, adeasuring Hectares and bearing CTS/Survey No.35 HISSA No.1/A, S No.35, Hissa No 2/A Raigad Maharastra- 410101 Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 9.47 Lacs	EMD : 0.95 Lakhs Bid increment Amount: 0.50 Lakhs

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Name of Bidder	Signature of Bidder	Date

38	MUMBAI WORLI	M/s. Jkarc India Private Limited	Rs. 2,06,94,295.91 (Rupees Two Crore Six Lacs Ninety Four Thousand Two Hundred Ninety Five Rupees and Ninety one Paisa Only) plus unapplied interest from 30.10.2022 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Property II-Shop No.32, Ground Floor, "A", Wing, Laxmi Apartment, Adinath Nagar Karjat Road, Village Bandhivali, in Registration Dist – Raigad, Sub District, Karjat, adeasuring Hectares and bearing CTS/Survey No.35 HISSA No.1/A, S No.35, Hissa No 2/A Raigad Maharastra- 410101 Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 7.78 Lacs	EMD : 0.78 Lakhs Bid increment Amount: 0.50 Lakhs
39	MUMBAI B S RD	M/s. Jkarc India Private Limited	Rs. 2,06,94,295.91 (Rupees Two Crore Six Lacs Ninety Four Thousand Two Hundred Ninety Five Rupees and Ninety one Paisa Only) plus unapplied interest from 30.10.2022 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Property III- Flat No.404 on area admeasuring 36.631 sq.mtrs carpet (including flower bed and D.B.), in the society known as Skyline Homes Co-Operative Society Ltd, in the building known as Skyline Homes, which is constructed on Plot No. 23 area admeasuring 300 sq.mtrs., Sector 34-B, at OWE Kharghar, Taluka Panvel, District Raigad Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 28.80 Lacs	EMD : 2.88 Lakhs Bid increment Amount: 0.50 Lakhs
40	MUMBAI B S RD	M/s. Girish Pharmaceutical Distributors (Proprietor Mr. Girish Kirit Shah)	Rs. 5,00,69,650.33/- (Rupees Five Crore Sixty Nine Lakh Six Hundred Fifty and Paisa Thirty Three only) plus unapplied interest of Rs.14,99,331/- thereon upto 01/09/2023 further interest as applicable + expenses and other charges incurred till date of realization	Property – I, Flat No. A4/105 Gagan Akanksha Phase I Housing complex, Gut No. 524 Koregaon Mul, Urli Kanchan Pune 412202. Admeasuring 623 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 16.83 Lacs	EMD : 1.68 Lakhs Bid increment Amount: 0.50 Lakhs
41	MUMBAI GOKHALE RD DADAR	M/s. Girish Pharmaceutical Distributors (Proprietor Mr. Girish Kirit Shah)	Rs. 5,00,69,650.33/- (Rupees Five Crore Sixty Nine Lakh Six Hundred Fifty and Paisa Thirty Three only) plus unapplied interest of Rs.14,99,331/- thereon upto 01/09/2023 further interest as applicable + expenses and other charges incurred till date of realization	Property –II, Flat No A5/205 Gagan Akanksha Phase I Housing complex, Gut no 524 Koregaon Mul, Urli Kanchan Pune 412202 Admeasuring 622 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 16.80 Lacs	EMD : 1.68 Bid increment Amount: 0.50 Lakhs

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42	MUMBAI GOKHALE RD DADAR	M/s. Girish Pharmaceutical Distributors (Proprietor Mr. Girish Kirit Shah)	Rs. 5,00,69,650.33/- (Rupees Five Crore Sixty Nine Lakh Six Hundred Fifty and Paissa Thirty Three only) plus unapplied interest of Rs.14,99,331/- thereon upto 01/09/2023 further interest as applicable + expenses and other charges incurred till date of realization	Property - III, Flat No. A1/208 Gagan Akanksha Phase I Housing complex, Gut no 524 Koregaon Mul, Urli Kanchan Pune 412202. Admeasuring 622 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 16.80 Lacs	EMD : 1.68 Lakhs Bid increment Amount: 0.50 Lakhs
43	MUMBAI WORLI	M/s. Girish Pharmaceutical Distributors (Proprietor Mr. Girish Kirit Shah)	Rs. 5,00,69,650.33/- (Rupees Five Crore Sixty Nine Lakh Six Hundred Fifty and Paissa Thirty Three only) plus unapplied interest of Rs.14,99,331/- thereon upto 01/09/2023 further interest as applicable + expenses and other charges incurred till date of realization	Property - IV, Flat No. A5/602 Gagan Akanksha Phase I Housing complex, Gut No. 524 Koregaon Mul, Urli Kanchan Pune 412202. Admeasuring 622 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 11.56 Lacs	EMD : 1.16 Lakhs Bid increment Amount: 0.50 Lakhs
44	MUMBAI WORLI	M/s. Girish Pharmaceutical Distributors (Proprietor Mr. Girish Kirit Shah)	Rs. 5,00,69,650.33/- (Rupees Five Crore Sixty Nine Lakh Six Hundred Fifty and Paissa Thirty Three only) plus unapplied interest of Rs.14,99,331/- thereon upto 01/09/2023 further interest as applicable + expenses and other charges incurred till date of realization	Property - V, Flat No. A5/603 Gagan Akanksha Phase I Housing Complex, Gut no 524 Koregaon Mul, Urli Kanchan Pune 412202. Admeasuring 428 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 11.56 Lacs	EMD : 1.16 Lakhs Bid increment Amount: 0.50 Lakhs
45	MUMBAI WORLI	M/s. Girish Pharmaceutical Distributors (Proprietor Mr. Girish Kirit Shah)	Rs. 5,00,69,650.33/- (Rupees Five Crore Sixty Nine Lakh Six Hundred Fifty and Paissa Thirty Three only) plus unapplied interest of Rs.14,99,331/- thereon upto 01/09/2023 further interest as applicable + expenses and other charges incurred till date of realization	Property - VI, Flat No. A1/207 Gagan Akanksha Phase I Housing complex, Gut No. 524 Koregaon Mul, Urli Kanchan Pune - 412202. Admeasuring 437 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 11.80 Lacs	EMD : 1.18 Lakhs Bid increment Amount: 0.50 Lakhs
46	MUMBAI B S RD	M/s. Girish Pharmaceutical Distributors (Proprietor Mr. Girish Kirit Shah)	Rs. 5,00,69,650.33/- (Rupees Five Crore Sixty Nine Lakh Six Hundred Fifty and Paissa Thirty Three only) plus unapplied interest of Rs.14,99,331/- thereon upto 01/09/2023 further interest as applicable + expenses and other charges incurred till date of realization	Property - VII, Flat No. A4/205 Gagan Akanksha Phase I Housing complex, Gut no 524 Koregaon Mul, Urli Kanchan Pune - 412202 Admeasuring 622 Sq. Ft. (Carpet Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 16.80 Lacs	EMD : 1.68 Lakhs Bid increment Amount: 0.50 Lakhs

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47	MUMBAI B S RD	M/s Lubrimart (Prop. Aditya Lalitkumar Manjrekar)	Rs. 3,24,99,334.50/- (Rupees Three Crore Twenty Four Lakh Ninety Nine Thousand Three Hundred Thirty Four and Paise Fifty Only) + interest Rs.13,00,685/- thereon upto 15.10.2023 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. 12, 1st Floor, Shreepad, CHSL, Badmwadi, V.P. Road Girgaon Mumbai- 400004, Admeasuring area 235 Sq.Ft. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 65.80 Lacs	EMD : 6.58 Lakhs Bid increment Amount: 0.50 Lakhs
48	MUMBAI GOKHALE RD DADAR	1) Mr. Aditya Lalitkumar Manjrekar, 2) Ms. Manasi Lalitkumar Manjrekar	Rs. 5,15,04,059/- (Rupees Five Crore Fifteen Lakh Four Thousand Fifty Nine Only) + interest Rs. 4273083/- thereon upto 31/12/2023 and further Interest as applicable + plus expenses and other charges incurred till the date of payment	Flat No.06 is located on 3rd floor in Building known as "Marhaba Co- Op.Hsg.Soc.Ltd" is situated at Plot No.07, Sub Plot No.06, Arya Vidya Mandir Road, Gulmohar Road, JVPD, Juhu Vileparle- East, Mumbai- 400049 admeasuring 1080 Sq. Ft. (Built up Area) Encumbrances Not known (symbolic Possession)	Symbolic	Reserve Price: 414.72 Lacs	EMD : 41.47 Bid increment Amount: 0.50 Lakhs
49	MUMBAI GOKHALE RD DADAR	M/s. Vedant Multispecialty Hospital And Institute	Rs. 7,86,72,288.50/- (Rupees Seven Crore Eighty Six Lacs Seventy Two Thousand Two Hundred Eighty Eight and Fifty Paise only) and unapplied interest Rs. 7,96,842/- thereon upto 14.07.2023 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Commercial Premises No. 127, 128, 149, 150, 1st Floor, Building No. S2, Vedant Premises CHSL, Vedant Commercial Complex, Kores Road, Vartak Nagar, Thane (W) -400606. (Total built up area 1196 Sq.Ft.) Encumbrances Not known (symbolic Possession)	Symbolic	Reserve Price: 213.49 Lacs	EMD : 21.35 Lakhs Bid increment Amount: 0.50 Lakhs
50	MUMBAI WORLI	1) Mr. Mohd. Aslam Mohd. Amir Shaikh & 2) Mrs. Najma Mohd Aslam Shaikh	Rs. 27,88,226/- plus unapplied interest from 15.11.2018 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment.	Flat No. 301 & 302, 3rd Floor, 'A' – Wing, "Nirmal Shopping Centre Co. Housing Society Limited" Station Road, Achole, Nallasopara (E), Dist. Palghar - 401 209 admeasuring 762 sq. ft. Encumbrances Not known (Physical Possession)	Physical	Reserve Price: 34.14 Lacs	EMD : 3.41 Lakhs Bid increment Amount: 0.50 Lakhs

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51	MUMBAI WORLI	Mr. Pravin Telang	Rs.1,07,74,605/- (Rupees One Crore Seven Lakh Seventy Four Thousand Six Hundred Five Only) plus unapplied interest of Rs. 4,32,582.52/- (Rupees Four Lakh Thirty Two Thousand Five Hundred Eighty Two and Fifty Two Paise Only) as on 11.07.2023 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Property I- Flat No. 1302, 13th Floor, D Wing, Versatile Valley, Village – Nilje, Dombivali East, Thane – 421204. Admeasuring 687.81 Sq.ft. Encumbrances Not known (symbolic Possession)	Symbolic	Reserve Price: 63.28 Lacs	EMD : 6.33 Bid increment Amount: 0.50 Lakhs
52	MUMBAI WORLI	Mr. Pravin Telang	Rs.1,07,74,605/- (Rupees One Crore Seven Lakh Seventy Four Thousand Six Hundred Five Only) plus unapplied interest of Rs. 4,32,582.52/- (Rupees Four Lakh Thirty Two Thousand Five Hundred Eighty Two and Fifty Two Paise Only) as on 11.07.2023 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Property II- Flat No.1702, 17th Floor, D Wing, Versatile Valley, Village – Nilje, Dombivali East, Thane 421204. Admeasuring 687.81 Sq.ft. Encumbrances Not known (symbolic Possession)	Symbolic	Reserve Price: 63.28 Lacs	EMD : 6.33 Bid increment Amount: 0.50 Lakhs
53	MUMBAI B S RD	Mr. Santosh Dubey	Rs. 1,09,57,760/- (Rupees One Crore Nine Lakh Fifty-Seven Thousand Seven Hundred and Sixty Only) plus unapplied interest Rs. 4,91,450/- (Rupees Four Lakh Ninety- One Thousand Four Hundred and Fifty Only) upto 26/02/2024 along with further interest as applicable + expenses and other charges incurred till date of realization	Property I, Flat No. B-503, 5th Floor, B Wing, Marvela, Survey No.- 43/9/1 & Survey No.- 43/9/2, Village- Punavale Malwadi, Tal.- Mulshi, Dist.- Pune, Maharashtra- 411033. Admeasuring 911 Sq. Ft. Encumbrances Not known (symbolic Possession)	Symbolic	Reserve Price: 54.66 Lacs	EMD : 5.47 Lakhs Bid increment Amount: 0.50 Lakhs

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Name of Bidder	Signature of Bidder	Date

54	MUMBAI B S RD	Mr. Santosh Dubey	Rs. 1,09,57,760/- (Rupees One Crore Nine Lakh Fifty-Seven Thousand Seven Hundred and Sixty Only) plus unapplied interest Rs. 4,91,450/- (Rupees Four Lakh Ninety- One Thousand Four Hundred and Fifty Only) upto 26/02/2024 along with further interest as applicable + expenses and other charges incurred till date of realization	Property- II, Flat No. B-504, 5th Floor, B Wing, Marvela, Survey No.- 43/9/1 & Survey No.- 43/9/2, Village- Punavale Malwadi, Tal.- Mulshi, Dist.- Pune, Maharashtra- 411033. Admeasuring 949 Sq. Ft. Encumbrances Not known (symbolic Possession)	Symbolic	Reserve Price: 56.94 Lacs	EMD : 5.69 Lakhs Bid increment Amount: 0.50 Lakhs
55	MUMBAI GOKHALE RD DADAR	M/s. Kraft Impex Industrial Land and Building constructed on Grampanchayat House No.1132/B, Plot No.7, S.No.17/5, Village Asangaon, Tal. Shahapur, Dist. Thane Pin- 421601	Rs. 8,29,59,479.80 (Rupees Eight Crore Twenty Nine Lacs Fifty Nine Thousand Four hundred Seventy Nine and Eighty paisa only) plus interest and expenses w.e.f. 31.05.2022; less recovery, if any.	All that part and parcel of Industrial land & building at Grampanchayat House No. 1132/B situated on S.No.17/5, Plot No. 7 admeasuring 1000 Sq. mtrs. with shed at village Asangaon, Tal-Shahapur, Dist. Thane Pin - 421601 owned by Mr. Rajiv Parmesh Yadav. (Encumbrance/s -Not known) (Physical Possession)	Physical	Reserve Price: 188.60 Lacs	EMD: 18.86 Lakhs Bid increment Amount: 1.00 Lakhs
56	MUMBAI GOKHALE RD DADAR	M/s. Anmol Rice Mills Pvt. Ltd. D-2, Benmar Apartment, Ground Floor, Hill Road, Bandra (West), Mumbai - 400050. Also At : G-106, Pioneer Residency- II, Daulat Nagar, S.V. Road, Santacruz West, Mumbai - 400054.	Rs.9,77,19,999/- (Rupees Nine Crore Seventy Seven Lacs Nineteen Thousand Nine Hundred Ninety Nine Only) plus unapplied interest plus all cost, charges and expenses or other incidental charges thereof w.e.f. 01.11.2014. less recovery if any	Property -2, All those piece and parcels of hypothecated Machinery at Gut No 86 admeasuring 1 acre i.e. approx. 4100 sq. meters.in village Urse, Taluka Dahanu, Dist. Palghar. Encumbrances Not known (Physical Possession)	Physical	Reserve Price: 74.00 Lacs	EMD: 7.40 Lakhs Bid increment Amount: 1.00 Lakh
57	MUMBAI WORLI	M/s. Sudar Industries Limited (In Liquidation) At Plot No. 27 & 29, Village Paud, Mazgaon Road, Khalapur Taluka, Raigad District, Maharashtra Also At: The Great Eastern Summit – B, 901 – 902, 9th Floor, Plot No. 66, Sector – 15, CBD Belapur, Navi Mumbai – 400614 (2) Mr. Murugan M. Thevar C/o. Sudar Industries Limited, The Great Eastern Summit – B, 901-902, 9th Floor, Plot No. 66, Sector - 15, CBD Belapur, Navi Mumbai – 400614.	Rs. 287,69,40,081.76 (Rupees Two Hundred Eighty Seven Crore Sixty Nine Lacs Forty Thousand Eighty One and Sevety Six Paisa only) plus unapplied interest w.e.f 20.09.2015 and expenses or other incidental charges thereof and less recovery if any.	All that peace & parcel of Residential Land & Building on S.No. 36, Hissa No. 2A, Savroli-Kharpada Road, Village Madap, Tal. Khalapur, Dist. Raigad admeasuring approx. 9540 sq.mtrs. owned by M/s. Sudar Industries Limited. (Encumbrance/s -Not known) (Physical Possession)	Physical	Reserve Price: 231.00 Lacs	EMD: 23.10 Lakhs Bid increment Amount: 1.00 Lakhs

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58	MUMBAI WORLI	M/s Devansh Industries, a partnership firm of Late Mr. Virendra Ganatra and Mr. Bharat Ganatra Flat No. 3, Perna Appartments B CHS Ltd, situated at Sane Guruji Nagar, Lokmanya Tilak Cross Road, Mulund (E), Taluka –Kurla, District Mumbai - 400081.	Rs.8,67,29,556.84 (Rupees Eight Crore Sixty Seven Lacs Twenty Nine Thousand Five Hundred Fifty Six and Eighty Four paisa only) plus unapplied interest w.e.f 31.07.2014 and expenses or other incidental charges thereof and less recovery if any.	Flat No. 501, 5th Floor, Gulmohar G V, Scheme Road, Near Ruchi Family Restaurant, Mulund East. Extent of area: Carpet Area 730 Sq. ft. and build up area 876 Sq. ft. (Encumbrance/s Not known) (symbolic Possession)	Symbolic	Reserve Price: 118.00 Lacs	EMD: 11.80 Lakhs Bid increment Amount: 0.50 Lakh
59	MUMBAI WORLI	M/s. Brainer Impex Ltd. Though Directors	Rs. 9,18,37,495.00 (Nine Crore Eighteen Lacs Thirty Seven Thousand four Hundred Ninety Five Only) plus unapplied interest wef 17.04.2015 and expenses or other incidental charges thereof and less recovery if any.	Office No. 6, CTS No. 997, FP No. 341, 6th Floor, Mantri Sterling, Near Doctor Homi Bhabha Hospital, Model Colony, Bhamburda, Shivajinagar, Pune 411004 (Carpet Area -3306 Sq. ft.). (Encumbrances not known) (Physical Possession)	Physical	Reserve Price: 362.00 Lakh	EMD: 36.20 Lakh Bid increment Amount: 1.00 Lakh
60	MUMBAI B S RD	M/s NITIN MARTANDRAO PEKHALE	Rs.8,11,91,285/- (Rupees Eight Crore Eleven Lacs Ninety One Thousand Two Hundred Eighty Five Only) upto 10.06.2019 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Two residential blocks total area admeasuring 102.25 sq mtrs built up on 1st floor,Sahyadri ,bearing Survey no 237/19 Plot no 19-B adm area 360.5 sq mtrs,Nr Bytco Hospital Nasik Road ,Situated at Village Deolali Tal & Dist Nasik.	Symbolic	Reserve Price: 74.00 Lacs	EMD : 7.40 Lakhs Bid increment Amount: 0.50 Lakhs
61	MUMBAI B S RD	M/s UNITECH INTERNATIONAL LIMITED	Rs.27,12,07,616.00 (Rupees Twenty Seven Crore Twelve Lacs Seven thousand Six hundred Sixteen Only) as on 03.06.2023 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Factory land and building situated on N.A. Plot No. 2, adm 5729.25 Sq. ft. at Survey No. 186 Village Surgani in UT of Dadra and Nagar Haveli Silvassa-396230.	Symbolic	Reserve Price: 402.00 Lacs	EMD : 40.20 Bid increment Amount: 0.50 Lakhs
62	MUMBAI GOKHALE RD DADAR	Mrs Savali Sandeep Satam (Property owner) & Mr Sandeep Vasant Satam (Co-Borrower)	Rs.72,02,812.00 as per Demand Notice dated 01.02.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat no. 603 6th floor Shivraj CHSL, Mogul Lane, Plot no 356, CTS no 651 near Big Bazaar, Mahim Mumbai 400016 (Area 225 sq ft Carpet)	Symbolic	Reserve Price: 83.00 Lacs	EMD : 8.30 Bid increment Amount: 0.50 Lakhs
63	MUMBAI GOKHALE RD DADAR	M/s Mehak Traders (Prop. Mr. Sanjay Talreja)	Rs.1,75,93,987/- as per Demand Notice dated 11.02.2022 plus unapplied Interest, legal and other expenses/charges	B-14, 3rd Floor, Gharkul Society, Sidharth Nagar Behind Vakola Church, Santacruz East, Mumbai-400055 (Area 615 Sq ft)	Physical	Reserve Price: 110.00 Lacs	EMD : 11.00 Bid increment Amount: 0.50 Lakhs

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			incurred till date of realization				
64	MUMBAI WORLI	M/s Next Level Fitness Era (Prop. Mrs. Suchitra Santosh Pedamkar)	Rs.3,38,19,162.80 as per Demand Notice dated 29.05.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 504 5th Floor Left Wing Neptune Flying Kite Complex, Neptune Flying Point, Building No. 3 C.T.S No. 372, 372/1 to 372/65 LBS Marg Bhandup West L.B.SD Road Mumbai 400078 (Area 1017 sq ft Carpet)	Symbolic	Reserve Price: 192.48 Lacs	EMD : 19.25 Bid increment Amount: 0.50 Lakhs
65	MUMBAI WORLI	Mr Rohan Vijay Solanki (Property owner) & Mr Vijay Narshi Solanki (Co Borrower)	Rs.35,43,050.96 as per Demand Notice dated 16.10.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 306, 3rd Floor, Wing C1, Building No. 02, MIDAS Heights. Survey No. 47 (old Survey No. 151), Hissa No. 1 to 5 & Survey No. 146 (Old Survey No. 148), Hissa No. + & 8 Village-Donare, (Old Village Narangli) Taluka-Vasai, Dist. Palghar, Virar West, Palghar 401303) Admeasuring Area 448.75 Sq.ft (Carpet Area)	Symbolic	Reserve Price: 20.00 Lacs	EMD : 2.00 Bid increment Amount: 0.50 Lakhs
66	MUMBAI WORLI	Mr Rohan Rajendra Mishra	Rs.28,12,272.00 as per Demand Notice dated 07.11.2022 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 403, 4th Floor, D Wing, Type A, Building No. 4, "Tulip", "Yashwant Sankalp Complex", new Survey No. 50/2, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 52/2, 53, 54 Plot No. 1, Village Saravali, Tal. & Dist. Palghar Boisar West Palghar 401501. Area 491.37 sq ft Carpet	Symbolic	Reserve Price: 20.00 Lacs	EMD : 2.00 Bid increment Amount: 0.50 Lakhs
67	MUMBAI B S RD	Mrs. Prajakta Uddhav Khandage & Mr. Dumber Abhijeet Umesh (Both are property owners)	Rs.23,14,115.00 as per Demand Notice dated 06.02.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 104, 1st Floor, A Wing, Building No. 06, Avadh Township, S No. 127, Hissa No. 1, P.B Village, Gokhiware, tal- Vasai-5, Dist- Palghar, (Admeasuring 240 Sq. ft {carpet} i.e. 288 Sq ft. {built up})	Symbolic	Reserve Price: 8.57 Lacs	EMD : 0.86 Bid increment Amount: 0.50 Lakhs
68	MUMBAI B S RD	Mr. Urvesh Lakhani	Rs.1,08,64,195.00 as per Demand Notice dated 21.10.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 202, 2nd Floor, A-Wing, Blue Galaxy-III CHSL, Opp Vidya Mandir School, Chatrapati Shivaji Road, Dahisar East, Mumbai-400068 (Admeasuring 628 Sq. ft. Constructed on the land bearing survey No. 55 Hissa No. 1(Part), and CTS No. 1171(A) & Survey No. 53A, Hissa No. 1(Part) and CTS No. 1183(A1) of village: Dahisar Tal Borivali Dist. Mumbai.	Symbolic	Reserve Price: 80.00 Lacs	EMD : 8.00 Bid increment Amount: 0.50 Lakhs
69	MUMBAI GOKHALE RD DADAR	M/s Fayvert Private Limited, Director- 1.Mr Manan S Bhatt, 2.Ms Puja Balram Bhatt	Rs.1,13,14,932.93 as per Demand Notice dated 15.06.2021 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat no 723 1st Floor A wing of the building Azad Nagar Siddheshwar CHSL Plot bearing Survey no 133P and Survey no 838P at village Amboli Building no 39 Azad nagar 2, Veera Desai road, Andheri West Mumbai 400053. Area 325 Sq ft carpet + a flower bed area of 70 sq ft, totalling 395 sq ft carpet	Symbolic	Reserve Price: 91.00 Lacs	EMD : 9.10 Bid increment Amount: 0.50 Lakhs
70	MUMBAI GOKHALE RD DADAR	M/s AXS Solutions And Consulting Pvt Ltd., Director- 1.Mr. Girish Anant Deshpande, 2.Mr. Nachiket Girish Deshpande	Rs.3,43,81,967.00 as per Demand Notice dated 02.02.2022 plus unapplied Interest, legal and other expenses/charges	Flat No. 302, 3rd Floor, Kanchan Ganga Apartment, PMC colony, near petrol pump, S. No 25/F/2-B Final Plot No. 47 CTS H B, behind Hotel Rajyog off Pune	Symbolic	Reserve Price: 100.00 Lacs	EMD : 10.00 Bid increment Amount: 0.50 Lakhs

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			incurred till date of realization	Mumbai Road, Wakadewadi Shivaji Nagar, Pune 410103.			
71	MUMBAI WORLI	Mrs.Vijaya Mahendra Shinde & Mr. Mahendra Shinde & Mr Shubham M Shinde (All are property owners)	Rs.57,03,899.00 as per Demand Notice dated 08.11.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat no. 203 – B, admeasuring 36.32 sq mt carpet on the 2nd floor B wing of the building known as Sundaram in Sai Karishma Complex, village Navghar, Mira Road East Thane 401107, S no 178/4,5,6,7,	Symbolic	Reserve Price: 41.60 Lacs	EMD : 4.16 Bid increment Amount: 0.50 Lakhs
72	MUMBAI WORLI	M/s. Devansh Industries, a partnership firm of Late Mr. Virendra Ganatra and Mr. Bharat Ganatra Flat No. 3, Perna Appartments B CHS Ltd, situated at Sane Guruji Nagar, Lokmanya Tilak Cross Road, Mulund (E), Taluka –Kurla, District Mumbai - 400081.	Rs.8,67,29,556.84 (Rupees Eight Crore Sixty Seven Lacs Twenty Nine Thousand Five Hundred Fifty Six and Eighty Four paise only) plus unapplied interest w.e.f 31.07.2014 and expenses or other incidental charges thereof and less recovery if any.	Shop No. 18, Ground Floor, DEEP LAKSHMI TOWER, Mumbai Central Red Cross Road, Bearing C.S. No. 1870 (pt), Byculla Division, Mumbai Central, Mumbai- 400 011 Built up Area-762 sq ft.	Physical	Reserve Price: 170.00 Lacs	EMD: 17.00 Lakhs Bid increment Amount: 0.50 Lakh
73	MUMBAI WORLI	M/s NITIN MARTANDRAO PEKHALE	Rs.8,11,91,285/- (Rupees Eight Crore Eleven Lacs Ninety One Thousand Two Hundred Eighty Five Only) upto 10.06.2019 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Gat no 630,total area admeasuring 0H 23 R Assessed at Rs 0.84 out of which area admeasuring 0.20.125 R 7 constructed area 1275 sq ft situated at village Shinde Tal & Dist Nasik	Symbolic	Reserve Price: 120.00 Lacs	EMD : 12.00 Lacs Bid increment Amount: 0.50 Lakhs
74	MUMBAI B S RD	M/s Micronet Traffic & Control Systems Pvt ltd	Rs.6,11,91,285/- (Rupees Six Crore Eleven Lacs Ninety One Thousand Two Hundred Eighty Five Only) upto 13.10.2014 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat no 106, 1st floor, Jai Mata Di Building, S No 134, H No 2 at Kalwa Thane, admeasuring 480 sq ft. Built up area in the name of Pradeep Nalawade.	Physical	Reserve Price: 25.20 Lacs	EMD : 2.52 Lacs Bid increment Amount: 0.50 Lakhs
75	MUMBAI B S RD	M/s KIT KAT Enterprises	Rs.5,74,01,711.27 (Rupees Five crore seventy-four lakh one thousand seven hundred eleven and paise twenty-seven) upto 01.09.2022 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	NA land Survey No.935/1 Paiki admeasuring about 1180 sq.mtrs, Land Account No.1082 Nr. Ozone City Off ITI Road, Naroda, Ahmedabad	Physical	Reserve Price: 355.00 Lacs	EMD : 35.50 Lacs Bid increment Amount: 0.50 Lakhs

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Name of Bidder	Signature of Bidder	Date

76	MUMBAI GOKHALE RD DADAR	M/s Arowana Exports	Rs.7,40,25,711.00 (Rupees Seven crore Forty lacs Twenty Five thousand seven hundred eleven only) upto 19.08.2015 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No 112 Om Rachna CHS,Plot No 3 sector- 17,Vashi, Navi Mumbai	Symbolic	Reserve Price: 83.36 Lacs	EMD : 8.34 Lacs Bid increment Amount: 0.50 Lakhs
77	MUMBAI GOKHALE RD DADAR	M/s NTS Dairy and Foods Pvt Ltd.	Rs.6,23,19,424.00/- (Rupees Six Crores Twenty Three Lacs Nineteen Thousand Four Hundred Twenty Four Only) as on 31.03.2015 plus expenses with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Plot of Land and Unit at Gat no 272/1 and 272/1B at Mauje Bhadane,along with building Taluka and District Dhule	Symbolic	Reserve Price: 173.22 Lacs	EMD : 17.32 Lacs Bid increment Amount: 0.50 Lakhs
78	MUMBAI WORLI	M/s NTS Dairy and Foods Pvt Ltd.	Rs.6,23,19,424.00/- (Rupees Six Crores Twenty Three Lacs Nineteen Thousand Four Hundred Twenty Four Only) as on 31.03.2015 plus expenses with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Plot no. 69,Gat No. 1110/2c, Situated at Musalgaon off Sinnar Shirdi Road, Tal- Sinnar, Dist- Nashik	Symbolic	Reserve Price: 26.82 Lacs	EMD : 2.68 Lacs Bid increment Amount: 0.50 Lakhs
79	MUMBAI WORLI	M/s NTS Dairy and Foods Pvt Ltd.	Rs.6,23,19,424.00/- (Rupees Six Crores Twenty Three Lacs Nineteen Thousand Four Hundred Twenty Four Only) as on 31.03.2015 plus expenses with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Plot of Land and Industrial unit at Gat no 272/1 and 272/1B at Mauje Bhadane,along with building Taluka and District Dhule admeasuring area of Gat no 272/1-0.98 H and Gat no 272/1B-1.15H.	Symbolic	Reserve Price: 162.75 Lacs	EMD : 16.27 Lacs Bid increment Amount: 0.50 Lakhs
80	MUMBAI WORLI	M/s NTS Dairy and Foods Pvt Ltd.	Rs.6,23,19,424.00/- (Rupees Six Crores Twenty Three Lacs Nineteen Thousand Four Hundred Twenty Four Only) as on 31.03.2015 plus expenses with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Machineries Located at Gat no 272/1 and 272/1B at Mauje Bhadane, Taluka and District Dhule	Symbolic	Reserve Price: 93.88 Lacs	EMD : 9.39 Lacs Bid increment Amount: 0.50 Lakhs

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81	MUMBAI B S RD	Mr. Sharad Mohan Gupta	Rs.1,42,70,783.00/- (Rupees One Crore Forty Two Lacs Seventy Thousand Seven Hundred Eighty Three Only) plus unapplied interest Rs.5,88,955.00/- (Rupees Five Lakh Nine Hundred Fifty Five Only) upto 27.05.2024 along with further interest as applicable + expenses and other charges incurred till date of realization	Flat No. 410, 4th Floor, Orchid Apartment CHSL, Shuklaji Street& Bellasis Road, Mumbai Central, Mumbai- 400088. (Carpet Area- 225 Sq. Ft.) (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 96.12 Lacs	EMD : 9.61 Lakhs Bid increment Amount: 0.50 Lakhs
82	MUMBAI B S RD	M/s SYMBYON FOOD OPC PRIVATE LIMITED	Rs.2,13,24,747.57.00 (Rupees Two Crore Thirteen Lakh Twenty Four Thousand Seven Hundred forty Seven Rupees Fifty Seven Paise Only) with further interest With effect from 12.08.2024 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Plot No A-4 Patan industrial Area, Village Tamkade Taluka Patan, District Satara, Maharashtra – 415206 (Open Plot of 735 Sq. Mtr.) (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 19.60 Lacs	EMD : 1.96 lakhs Bid increment Amount: 0.50 Lakhs
83	MUMBAI GOKHALE RD DADAR	Mr. Ramdas Murlidhar Jadhav & Mrs. Kirti Ramdas Jadhav	Rs.62,46,004/- (Rupees Sixty two lakh forty six thousand four Only) plus unapplied interest Rs.3,01,311/- (Rupees Three Lakh One thousand three hundred eleven Only) w.e.f. 12/05/2024 with further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No 111, First Floor, Building No A-1, "Samrat Ashok Co. op. Housing Society", Dr. Babasaheb Ambedkar Nagar, S.K.Rathod Marg, Tulsiwadi, Mahalaxmi, Tardeo, Mumbai- 400034 (Carpet Area- 300 Sq. Ft.) (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 61.81 Lacs	EMD : 6.18 lakhs Bid increment Amount: 0.50 Lakhs
84	MUMBAI GOKHALE RD DADAR	M/s Sankalp Structures Private Limited	Rs.207.66 Lakh (Rupees Two Crore Seven Lakh Sixty Six Thousand Only) + interest Rs.2.71 Lakh thereon up to 10/04/2024 and further contractual interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat No. B-104, Adimay Ambadevi CHS 4, Bungalows, Andheri West, Mumbai- 400053. (Total built up area 420 Sq.Ft.) (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 104.16 Lacs	EMD : 10.42 Lakhs Bid increment Amount: 0.50 Lakhs

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85	MUMBAI WORLI	Mr. Umesh Kumar Rajesh Yadav & Mrs. Dipti Umesh Kumar Yadav	Rs.62,71,328/- (Rupees Sixty Two Lacs Seventy one Thousand Three Hundred Twenty Eight only)plus unapplied interest w.e.f. 10.04.2024 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till date of realization	Flat No. 606, Wing – B , Floor – 6, Versatile Valley, Sil Phata Village – Nilje, City - Kalyan, District – Thane, State – Maharashtra, 421204 (Admeasuring 625.28 Sq. Ft. built up area) (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 46.38 Lacs	EMD : 4.64 Lakhs Bid increment Amount: 0.50 Lakhs
86	MUMBAI WORLI	M/s FILM FARM INDIA PVT LTD	Rs.9,33,77,182.25/- (Rupees Nine Crore Thirty Three Lakh Seventy Seven Thousand One Hundred Eighty Two and Paise Twenty Five Only) as on 03.05.2024 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till date of realization	Commercial Office No. 532, 5th Floor, H building, Royal Palm Main Frame Premises CHS Ltd. Goregaon (E) Mumbai. 400065. Area admeasuring 537 Sq. feet (Carpet Area). (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 41.12 Lacs	EMD : 4.11 Lakhs Bid increment Amount: 0.50 Lakhs
87	MUMBAI WORLI	M/s FILM FARM INDIA PVT LTD	Rs.9,33,77,182.25/- (Rupees Nine Crore Thirty Three Lakh Seventy Seven Thousand One Hundred Eighty Two and Paise Twenty Five Only) as on 03.05.2024 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till date of realization	Flat No. 103, First Floor, Wing D CTS No 22 Sethia Green View, Sethia Complex, Goregaon West, Mumbai- 400104 area admeasuring 381 Sq feet (Carpet Area). (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 71.98 Lacs	EMD : 7.20 Lakhs Bid increment Amount: 0.50 Lakhs
88	MUMBAI B S RD	M/s FILM FARM INDIA PVT LTD	Rs.9,33,77,182.25/- (Rupees Nine Crore Thirty Three Lakh Seventy Seven Thousand One Hundred Eighty Two and Paise Twenty Five Only) as on 03.05.2024 together with interest thereon at contractual rate (s) and incidental expenses, costs, charges incurred / to be incurred till date of realization	Flat No. 102, First Floor, Wing D CTS No 22 Sethia Green View, Sethia Complex, Goregaon West, Mumbai- 400104 area admeasuring 381 Sq feet (Carpet Area). (Encumbrances Not known) (Symbolic Possession)	Symbolic	Reserve Price: 71.98 Lacs	EMD: 7.20 Lakhs Bid increment Amount: 0.50 Lakhs
89	MUMBAI B S RD	M/s. POONAM COLLECTION	Rs.1,16,75,243/- (Rupees One Crore Sixteen Lakh Seventy-Five Thousand Two Hundred Forty Three Only) as on 06.05.2024 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred	Flat no.21, 4th floor, A Wing, Inder Tower Annex A & B Co Op Hsg Soc Ltd, Mahim Area, Gokhale Road (South), Dadar Mumbai – 400028. Admeasuring 870 Sq. Ft. (Built up Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 312.48 Lacs	EMD: 31.25 Lakhs Bid increment Amount: 0.50 Lakhs

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			/ to be incurred till actual date of payment				
90	MUMBAI GOKHALE RD DADAR	M/s. DENIM BLUE CLOTHING CO	Rs.20,09,304/- (Rupees Twenty Lacs Nine Thousand Three Hundred Four Only) as on 06.04.2023 with further contractual interest thereon at contractual rate and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Flat no.205, 2nd floor, B Wing, Building known as "SHIV DARSHAN", Sy. No. 31 & 33, Hissa No. 2, Village More, Nallasopara (East), Taluka Vasai, District Thane – 401209. Admeasuring 485 Sq. Ft. (Built up Area) Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 23.28 Lacs	EMD: 2.33 Lakhs Bid increment Amount: 0.50 Lakhs
91	MUMBAI GOKHALE RD DADAR	M/s. Sachi Molding Solutions Private Limited	Rs. 2,96,49,558/- (Rs. Two Crore Ninety-Six Lakh Forty-Nine Thousand Five Hundred Fifty-Eight Only) plus unapplied interest from 20.06.2023 and expenses incurred for recovery till actual date of payment	Land and building along with Plant & Machinery installed at Survey No. 33/1/2, 33/2/1, 33/4, 33/2/2, 34/2/1 and 34/2/2 at Village Dadra, Waghdhara Road, Near Jalaram Mandir, Silvasa, Dadra and Nagar Haveli. Admeasuring 146347.34 Sq. Ft. Encumbrances Not known (Symbolic Possession)	Symbolic	Reserve Price: 901.51 Lacs	EMD: 90.15 lakhs Bid increment Amount: 0.50 Lakhs
92	MUMBAI WORLI	M/s. ANNEX PHARMACEUTICAL AND CHEMICALS PRIVATE LIMITED	Rs. 2,56,03,081.42/- (Rupees Two Crore Fifty Six Lacs Three Thousand Eighty One and Forty Two paise only) as on 31.01.2024 with further contractual rate of interest and incidental expenses, costs, charges incurred / to be incurred till actual date of payment	Factory Land along with Plant, Machinery & Construction at Land bearing Plot No. G -25 admits area 1250.00 Sq. Mtrs out of that built up area 173.56 Sq. Mtrs Consisting of main building water tank etc. out of Ahemdagar Industrial area situated at village Nimblak, Tal & Dist. Ahilya Nagar. Encumbrances Not known (Constructive Possession)	Symbolic	Reserve Price: 493.00 Lacs	EMD: 49.30 lakhs Bid increment Amount: 0.50 Lakhs

*Bank has Physical/Constructive (Symbolic) Possession with No known encumbrance. However, dues/charges/ encumbrances, if any, due on the respective property, shall be borne by the bidder.

1. Nature and Object of Online Sale:

- The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- The sale is governed by the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

- The auction sale will be On-line E-Auction / Bidding through website <https://baanknet.com> on **28.01.2025** for mentioned properties between **11 A.M. to 3 P.M., with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes**. Bidders shall improve their offers in multiple of Rs. 50,000/- or Rs.1,00,000/- as mentioned in Sale Notice during online bidding of the property.
- Platform (<https://baanknet.com>) for e-auction will be provided by e auction service provider M/s PSB Alliance having its Registered office as at Unit 1, Third Floor, VIOS Tower, Sewri-Chembur Road, Near Wadala Truck Terminal, Sion, Mumbai, Maharashtra-400 037 (Email ID: psba@psballiance.com; & support.ebkay@psballiance.com, Contact Phone & Toll

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Free Numbers Phone: +91 8291220220). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website <https://baanknet.com>. This Service Provide will also provide online demonstration/training on e-Auction on the portal.

4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray portal (<https://baanknet.com>).
5. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://baanknet.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://baanknet.com>). Details of which are available on the e-auction portal.
10. After finalization of e-auction by the Authorised 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).
11. The secured asset will not be sold below reserve price.
12. The successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited **on the same day or not later than the next working day** and the remaining amount shall be paid within 15 days from the date of auction in the account of **the Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: ARB e-Auction, Account No.60116604449, Branch Name: Asset Recovery Branch, Mumbai, IFSC Code: MAHB0001450**. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct

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fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.

13. Caution to bidders:

- a. Property is sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis after taking Physical/ Symbolic possession of the properties.
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any claims / rights / dues.
- c. 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.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
- g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

14. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer. For prior appointment please contact respective officers whose details/Mobile number are mentioned.
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of Title Deeds:

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Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

16. Submission of bid forms:

- a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.
- b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e-tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

17. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.

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- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

20. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
- b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

21. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
- c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lacs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

22. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

23. Sale Certificate / Payment of Stamp Duty:

- a. On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized Officer shall issue a certificate of sale of the said property in favour of the successful bidder/purchaser in the form given in Appendix V to

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<i>Name of Bidder</i>	<i>Signature of Bidder</i>	<i>Date</i>

Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.

- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. 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.
- f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

24. Return of EMD:

- a. EMD of unsuccessful bidder/s will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.

25. Stay/Cancellation of Sale:

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.

26. Delivery of Title Deeds:

The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

27. Delivery of possession:

All expenses and incidental charges there-to shall be borne by the auction purchaser.

28. Other Conditions:

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. The Bank 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.

<i>I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.</i>		
<i>Name of Bidder</i>	<i>Signature of Bidder</i>	<i>Date</i>

- c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counteroffer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- h. This publication is also 30 days (thirty days) notice/15 days' (Fifteen days) notice required under SARFAESI Act to the above borrower/guarantor.
- i. Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.
- j. Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Place: Mumbai
Date: 19.12.2024

Authorized Officer & Chief Manager
Mumbai South Zone

<i>I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.</i>		
<i>Name of Bidder</i>	<i>Signature of Bidder</i>	<i>Date</i>