Specialised Asset Recovery Management Branch
Mezzanine Floor, 70/80 M.G. Road,
Fort, Mumbai 400 001
Tel 022-22673529
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E-AUCTION FOR SALE OF MOVEABLE / IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditors, the possession of which has been taken by the Authorised Officer of Bank of India, SARM Branch, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on **27.06.2025** , for recovery of respective dues plus Interest and charges up to date due to the Bank of India from respective borrower. The Reserve Price and earnest money deposit amount shall be as mentioned below in the table. The sale will be done by the undersigned through e-auction platform provided at the web portal.

Sr. No.	Name of the Borrowers/Guarantor and Amount outstanding	Description of the mortgaged properties	Reserve Price (Rs. In lakhs**)**	EMD of the property (Rs. In lakhs)	Inspection date
1.	M/s Kismat Enterprises . Amt O/s – 202.71 Lakhs + Interest + Charges/Expenses	Bungalow No 12, Kismat House on plot bearing Survey no 83/1, village Ghodbunder Mira Road East Thane – 401 107. **(Symbolic Possession)**	166	16.60	13.06.2025 Time – 02:00 PM to 04:00 PM
2.	M/s Gopal Cine Rentals. Amt O/s – Rs 244.55 Lakhs + Interest +charges + Expenses	**Flat no 1204, 12th Floor, D wing, Galaxy heights C& D CHSL, Link Road, Goregaon (W), Mumbai – 400 104** **(Symbolic Possession)**	79.20	7.92	17.06.2025 Time – 11:00 AM to 11:45 AM
3	M/s Dimple Traders. Amt O/s – Rs.1634.81 Lakhs + Interest +charges + Expenses	**Bungalow No 7Y, Dimple Villa, Khandelwal CHSL, Kandivali West, Borivali Mumbai – 400 067.**	2530.38	253.03	17.06.2025 Time – 02:00 PM to 04:00 PM

		(Symbolic Possession)			
4	M/s Geeta Prajapati. Rs. 65.15 Lakhs + Interest + Charges	**Flat no 302, 3rd Floor, Triveni Tower CHSL, kalyan East, Thane-421306.** **(Physical Possession)**	33	3.3	19.06.2025 Time – 10:30 AM to 12:00 AM
5	M/s Rajendra Gosavi. Amt O/s – Rs.61.93 Lakhs + Interest + Charges	**Flat no 702, 7th Floor"Shree Mangleshwar Heights" Majiwade, Ghodbunder Road** **(Physical Possession)**	28	2.80	19.06.2025 Time – 02:00 PM to 04:00 PM
6	M/s Suraj Infrastructure Pvt Ltd. Borrower/Guarantor-Mr. Suraj Kumar Agarwal. Amt O/s – 497.16 Lakhs + Interest + Charges + Expenses	**Gat no 337/6, Village Aandhale, Tal Mulshi, Dist- Pune.** **(Symbolic Possession)**	191	19.10	20.06.2025 Time – 02:00 PM to 04:00 PM

Terms and Conditions of the E-auction are as under:

1. The sale will be done on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "On Line".

2. **Bidder will have to visit PSB Alliance (https://baanknet.com) for registration and participation in E auction. Receipt of EMD (Earnest Money Deposit) cut-off date and time will be 27.06.2025 till 04:00 PM. Bidders are requested to complete all registration and EMD related formalities within the given time limit only.**

3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and the claims/ rights/ dues/ affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation 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 third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.

4. The date of on-line E-auction for properties listed at serial no. 1 to 6 will be between 11.00 AM to 5.00 PM on 27.06.2025

5**.** To better facilitate the inspection, interested buyers are requested to **intimate the branch** through **e-mail at sarm.mumbaisouth@bankofindia.co.in** and/or through **contact numbers** mentioned above and/or through Bank of India, SARM BRANCH contact no. 022-22673529 / 9819403549, to better facilitate the inspection.

6. Bid shall be submitted through online procedure only.

7. The Bid price to be submitted shall be at least one increment over and above the Reserve price and bidders are to improve their offer in multiples of Rs.25000/- (Rupees Fifty Thousand only) for property listed at Serial no. 1, 2,3,4,5 & 6.

8. Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings.

9. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.

10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

11. 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.

12. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next working day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.

13. Neither the Authorised Officer / Bank nor e-Auction service provider will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.

14. The successful bidder/highest bidder shall bear the applicable stamp duties/ Registration fee/ other charges, etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, etc. owing to anybody.

15. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.

16. The Sale Certificate will be issued in the name of successful bidder/highest bidder only and will not be issued in any other name(s).

17. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officer of the Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial

assets and Enforcement of Interest Act, 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest with the monthly rest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days from receipt of the said notice. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorized Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Date: 06.06.2025 Bank of India

Place: Mumbai Authorized Officer

Classification: Internal