



Regional Stressed Assets Recovery Branch, Dena Bank Building, 1st Floor, 17-B, Horniman Circle, Fort, Mumbai-400001.

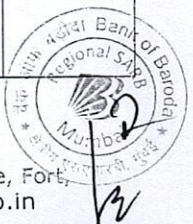
Phone: 022-68260059/62/63 Email: sarmms@bankofbaroda.co.in

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

S r N o .	Name & address of Borrower/s / Guarantor/s/ Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	Total Dues.	1. Date of e-Auction 2. Time of auction - Start Time 14:00 PM to End Time 18:00 PM	1. Reserve Price & 2. EMD Amount of the Property 3. Bid Increase Amount (All In Rs.)	Statu s of Posse ssion (Con struc tive /Physi cal)	Property Inspectio n date & Time
1	Vaibhav Design Group through its (proprietor Mr.Ratnakar Sadanand Asnotkar) Mr. Ratnakar Sadanand Asnotkar (Mortgagor) At- Room No.52,Supariwala House,Chunam Lane,Near DB Marg,Police station,Lamington Road,Mumbai-400007 Hafijur Rahaman Khan (Guarantor). At- ii)Flat no-703, 7 th floor, Shakuntal Paradise, A Wing, Near Lodha Heaven, Nilje, Dombivali East,	Residential flat no. 204, on 2 nd floor, admeasuring 443.85 sq.ft built up area of the building known as "Bethel Garden" Plot No 32, S. No. 62+61+60/10+7+5 A+3+0, CTS no 1602, 1605, 1606, 1607, 1608 (part) of village Revenue Chinchavali Shekin, Tal-Khalapur, Dist-Raigad, Maharashtra	Rs. 66,00,963/- plus unapplied 'interest and other charges thereon from 31.05.2019	a)28-10-2026 b) 14:00 to 18:00	A) 9,71,000/- B)97,100/- C)Rs.10,000/-	Physi cal	A) 17-10-2026 B) 14:00 to 16:00 PM Preetam Angadi 9740143818





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B) Sejal Shrikant Parab (Mortgagor and Borrower) Both are R/o, 4/311, Mangal Kiran CHS, Old MHB Colony, Gorai Road, Near MHB Police Station, Boriwali (W) 400091 Also At – 15/9, Sankalp Siddhi CHS Ltd., Ram Nagar, Jogeshwari (E) Mumbai – 400060	sq. mtrs. equivalent to 449 sq. ft. carpet area on the 16th floor of B Wing in charges the residential building known as “MERIDIAN” situated at and CTS No. S.449/A, 450/A, 486/A, 487/A, 488/A, 569/A, 572/A to 575/A of village Charkop Taluka Boriwali District Mumbai Sub-urban of Mahatma Gandhi Road,, Charkop, Kandiwali (West), Mumbai – 400067 Encumbrance – Society dues of Rs. 6,68,816/- vide society letter dated 10.08.2026 Other Encumbrance – Not known to the Bank	03/08/2023 plus interest and other charges thereon. Demand Notice: 08/08/2023	b) 14:00 to 18:00	B)8,16,300/- C)50,000		B) 13:00 to 15:00 PM Prashant Patil 8007865874
5 M/s Hridaan Industrial Enterprises Plot No.-405, C1/25, 2nd phase, Near Jay Mahakali Wigh Bridge, LIC sector, GIDC Vapi, District Valsad, Gujarat – 396195 Mr. Ashok Kumar Jain (Partner/Guarantor) Flat No. – 11, Aashiyana, 1st Road, near Bhaidas Hall, 24 Azad Nagar JVPD Scheme, Vile Parle (W) – 400072 Mr. Abhishekh Ashok Kumar Jain (Partner/Guarantor/Mortgagor) Flat No. – 11, Aashiyana, 1st Road, near Bhaidas Hall, 24 Azad Nagar JVPD Scheme, Vile Parle (W) – 400072	Unit No.201, 2nd Floor, Building Known as “Status House”, Plot No-4, CTS No. 1666, Lathiya Rubber Lane, Andheri Kurla Road, Saki Naka, Mumbai-400072 measuring 857 sq. ft. built up area. Encumbrance – Not known to the Bank	Rs. 290.10 lacs as on 03/08/2023 plus interest and other charges thereon. Demand Notice: 04/08/2023	a)28-10-2026 b) 14:00 to 18:00	A)1,10,85,000/- B)11,08,500/- C)50,000	Physical	A) 21-10-2026 B) 13:00 to 15:00 PM Rajesh Raut 9595400303

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through <https://baanknet.com> (Buyer Registration – link





to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

7. ***If the bidder/s are bidding for properties in symbolic possession, the following terms and conditions will be applicable as per Bank's extant guideline' which is summarized below;***

- ***Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.***
- ***Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.***
- ***Bank will not be responsible, or duty bound for handing over of physical possession.***
- ***Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.***
- ***Successful Auction Purchaser must submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.***
- ***Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited (for which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).***

8. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

9. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

10. **Default of Payment:** Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized Officer.

11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

12. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate.





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notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

20. The sale is subject to confirmation by the Secured Creditor Bank.

21. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No.:02268260059/62/63 Mobile:9161010360/9740143818/8007865874

Date: 05-10-2026

Place :-Mumbai

Name
Authorized Officer
Bank of Baroda

