



Saraswat Co-operative Bank Ltd.

Recovery Department : 74-C, Samadhan Building, 2nd floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai-400 028.
Phone No.: +91 8657043713 / 14 / 15

E-AUCTION SALE NOTICE

(Auction Sale / bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

E-auction sale notice for sale of immovable asset under THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002, read with proviso 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, guarantors and mortgagors that the below described immovable property is mortgaged / charged to the **Saraswat Co-operative Bank Limited** As a secured creditor, the physical possession of the immovable property has been taken by the Authorised Officer of the **Saraswat Co-operative Bank Limited**. The secured asset will be sold on "As is where is basis, as is what is basis & whatever there is basis"

The E-auction of the charged properties (under SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002) for realization of Bank's dues will held as per the terms and conditions mentioned in the table given below:

Sr. No.	Name of Borrower, Co-Borrower, Guarantor / Mortgagor	A. Date of Notice B. Possession Type / Date C. Demand Amount	Description of Assets	I. Reserve Price II. EMD III. Bid Increment Amt. Date / Time of Inspection Last date / time for EMD & KYC submission Date / Time of E-Auction
1	Borrower / Mortgagor : M/s. Oil and Grease Apparels Pvt. Ltd. Directors / Guarantors : 1. Mr. Baronia Ratnabhooshanrai Brijbhooshanrai 2. Mr. Bhandari Sanjay Jayantilal Guarantors : 1. Mrs. Bhandari Bharti Jayantilal 2. Mrs. Bhandari Shilpa Sanjay 3. Mrs. Hegde Baronia Anita Ratnabhooshan 4. Mr. Bhandari Jayantilal Babulal	1/21/2021 Physical / 24.04.2024 ₹ 2,31,72,896.06 (Rs. Two Crore Thirty One Lakh Seventy Two Thousand Eight Hundred Ninety Six and Paise Six Only) as on 16.11.2021 with further interest thereon.	Unit No. G-113, on 1 st Floor, (Admeasuring about 835 Sq. ft. (Built-Up)) in the Building No. G known as Ansa G Industrial Premises Co-op. Society Ltd. on land bearing Survey No. 37, Hissa No. 1, and Survey No. 38, Hissa No. 3, CTS No. 695 of Village Marol, Taluka-Andheri, Saki Vihar Road, Sakinaka, Andheri (E), Mumbai-400 072.	₹ 11700 Lakhs ₹ 11.70 Lakhs** ₹ 1.00 Lakh 20.07.2024 4.00 p. m. to 5.00 p. m. 08.08.2024 Upto 5.00 p. m. 12.08.2024 3.00 p. m. to 5.00 p. m.

* With further interest as applicable, incidental expenses, costs, charge etc. incurred till the date of payment and / or realization.
** The successful bidder shall have to deposit 25% of the final bid amount not later than next working day.

The online auction will take place on the website of the Bank's empanelled service provider **M/s. e-Procurement Technologies Limited (Auction Tiger)**. Bid form, Terms & Conditions of the said Sale / Auction, and procedure of submission of Bid / Offer, are available from their website at <https://sarfaesi.auctiontiger.net>.

Intending bidder / purchaser has to transfer the EMD amount through **NEFT / RTGS / DD / PAY ORDER**. Name of the A/C.: **SARASWAT BANK - RECOVERY**, IFSC Code: SRCB0000097, Bank Name & Address : **SARASWAT CO-OP. BANK LTD., RECOVERY DEPARTMENT, 74-C, SAMADHAN BUILDING, 2ND FLOOR, SENAPATI BAPAT MARG (TULSI PIPE ROAD), DADAR (W), MUMBAI 400 028. Beneficiary Account No.:** 0097421420000001. The registration, verification of KYC documents and transfer of EMD must be completed well in advance before auction. Kindly, note in case prospective bidder(s) are unable to submit their bid, then they may contact the aforesaid service provider. Contact details - : +91 9722778828 (Office) 079-6813 6851.

There are no encumbrances known to the **Authorised officer**. However, the intending bidder should make their own enquiry and due diligence regarding the encumbrance upon the property.

The payment of all statutory / non-statutory dues, taxes, rates, assessment, charges, fees etc., owing to any authority or to anybody shall be the sole responsibility of the successful bidder only.

The authorised officer can cancel the said auction at any point of time, without assigning the reason for the same

STATUTORY 30 DAYS NOTICE TO THE BORROWER / MORTGAGOR / GUARANTORS UNDER THE SARFAESI ACT & RULES 2002, RULE 8 (6)

The notice is also a mandatory notice of 30 (Thirty) days to the Borrower / Mortgagor / Guarantors / of the above loan account. Under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding auction / sale on the above referred date and time with the advice to redeem the Secured Assets if so desired by them, by paying the outstanding dues as mentioned hereinabove along with further interest, cost & expenses, as per the rules / conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default in payment, the Secured Assets shall at the discretion of the Authorised Officer / Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.

Date : 29.06.2024
Place : Mumbai
AUTHORISED OFFICER
Saraswat Co-op. Bank Limited

Rameshwar Media



सारस्वत को-ऑपरेटिव्ह बँक लि.
(संयुक्त बँक)

वसुली विभाग : ७४-सी, समाधान बिल्डिंग, २रा मजला, सेनापती बापट मार्ग (तुळसी पार्क रोड), दादर (प), मुंबई-४०००२८.
फोन क्र. : +९१ ८६५७०४३७१३ / १४ / १५

ई-लिलाव विक्री सूचना

(लिलाव विक्री / बोली फक्त वेबसाईट <https://sarfaesi.auctiontiger.net> मार्फत करण्यात येईल)

दि सिव्हरिटायझेसन अँड रिक्लमन्टेशन ऑफ फायनान्सिअल असेट्स् अँड एन्फोर्समेंट ऑफ सिव्हरिटी इंस्टेन्ट (सर्फेसी) अँक्ट, २००२ सहवाचन सिव्हरिटी इंस्टेन्ट (एन्फोर्समेंट) रुल्स, २००२ च्या नियम ८ (६) अंतर्गत स्वावर मतेकरीता विक्रीकरीता ई लिलाव विक्री सूचना. सर्वसामान्य जनता आणि विशेषतः कर्जदार, हमीदार आणि महापदार यांना सूचना वाढून देण्यात येते की, खालील वर्णिलेली स्वावर मिळकत तारखे घनको म्हणून सारस्वत को-ऑपरेटिव्ह बँक लि. कडे गहाण/प्रभावीत आहे, जिचा प्रत्यक्ष कर्जदार सारस्वत को-ऑपरेटिव्ह बँक लि. च्या प्राधिकृत अधिकार्यांनी घेतला आहे, म्हणून तारखे माला "जे आहे तेथे आहे तयारने, जे आहे तसे आहे तयारने आणि जे फाही आहे तेथे आहे तयारने" विकण्यात येणार आहे बँकेच्या धकदाकीच्या वसुलीकरीता खालील नमुद कबलीत प्रभावीत मतेचा ई-लिलाव (सिव्हरिटायझेसन अँड रिक्लमन्टेशन ऑफ फायनान्सिअल असेट्स् अँड एन्फोर्समेंट ऑफ सिव्हरिटी इंस्टेन्ट (सर्फेसी) अँक्ट, २००२ अंतर्गत) खालील नमुद तक्रारत नमुद अटी आणि शर्तीनुसार करण्यात येणार आहे.

अ. क्र.	कर्जदार, सह-कर्जदार, हमीदार / महापदार यांचे नाव	ए. सूचनेची तारीख वी. कवजाचा प्रकार/तारीख सी. यागची रक्कम	सत्तांचे वर्णन	I. राखीव किंमत II. इतर III. बोली वाढविण्याची रक्कम
१.	कर्जदार / महापदार: मे. अर्डील अँड प्रीस अंपेरलस प्रा. लि. संघालक/हमीदार: १. श्री. बरोनिवा रत्नभूषणराव वृजभूषणराव २. श्री. भंडारी संजय जयंतीलाल हमीदार: १. श्री. भंडारी भारती जयंतीलाल २. श्री. भंडारी शिल्पा संजय ३. श्री. हेमंड बरोनिवा अनिता सनभूषण ४. श्री. भंडारी जयंतीलाल बाबूलाल	१७.११.२०२१ प्रत्यक्ष / २४.०४.२०२४ क. १,३१,७२,८१६.०६ (४. दोन कोटी एकतीस लाख बहातर हजार आठशे सहाशेव आण वीस सहा मात्र) १६.११.२०२१ रोजीस सह स्वावरील ध्याज.	मुनिट क्र. जी-११३, १२वा मजल्यावर, (सोजमापित सुमारे ८३५ चौ. फु. (बिल्ट-अप)) अन्सा जी इंडस्ट्रियल प्रिमायसेस को-ऑप. सोसायटी लि. अशा जात इमारत क्र. जी मध्ये, जमीनीचा सर्व्हे क्र. ३७, शिसा क्र. १ आणि सर्व्हे क्र. ३८, शिसा क्र. ३, गाव मरोळचा सीटीएस क्र. ६९६ धारक, तालुका-अंधेरी, साकी विहार रोड, साकीनाका, अंधेरी (प), मुंबई-४०० ०७२.	१. ११,७०,००० लाख २. ११,७० लाख ३. १,०० लाख ४. ०७,२०२४ ५. ०४.०० ते साय ५.०० वा. ६. ०८.२०२४ सर्व्हे ५.०० पर्यंत १२.०८.२०२४ ७. ३.०० ते स. ५.००

* प्रदानाच्या आणि/किंवा वसुलीच्या तारखेपर्यंत उपार्जित पुढील प्रयोग्य असे ध्याज, अनुषंगिक खर्च, परिचय, आकार इ. सहित.
** वारंस्वी बोलीदारांनी पुढील कामकाज दिवसाअगोदर २५% अंतिम बोली रक्कम जमा करणे आवश्यक आहे.

लिलाव हा बँकेचे मंजूरित सेवा पुरवठ्यादर मे. ई-प्राक्चुरमेंट टेक्नोलॉजीज् लिमिटेड (ऑक्शन टायपर) द्वारे होईल. बोली अर्ज, सद्र विक्री/लिलावाच्या अटी व शर्ती व बोली / प्रस्ताव जमा करण्याची पद्धत <https://sarfaesi.auctiontiger.net> वर त्यांच्या वेबसाईटवर उपलब्ध असेल. इच्छुक बोलीदार/खरेदीदार यांनी इतर रक्कम एन्ईएफटी/आरटीजीएस/डीडी/पे ऑर्डर द्वारे खाल्याचे नाव: सारस्वत बँक-रिक्लमन्ट, आयएफएससी कोड: एसआरसीबी००००१७, बँक नाव आणि पत्ता: सारस्वत को-ऑप बँक लि., वसुली विभाग, ७४-सी, समाधान इमारत, २ रा मजला, सेनापती बापट मार्ग (तुळसी पार्क रोड), दादर (प), मुंबई ४०० ०२८. साभाची खाते क्र. ००१७२२१४२०००००१ मध्ये हस्तांतर करावी. नोंदणीकरण, केव्हायसी दस्तावेज आणि इतर हस्तांतर हे लिलावाच्या आधी अग्राऊ पूर्ण करावे. कुप्या नोंद घ्यावी, जर संभाव्य बोलीदार त्यांचे बोली सद्र करण्यास अयत्नजी इलाक्यास वरील सेवा पुरवठ्यादरस संपर्क करावा. संपर्क तपशिल: +९१ ९७२२७७८८२८ (ऑफिस) ०७९-६८१३ ६८५१.

प्राधिकृत अधिकारी यांना कोणत्याही भार झाले नाही. ज्याअर्ची इच्छुक बोलीदारांनी वरील मिळकतीसंबंधी चौकशी स्वतः करावी आणि मिळकतीवरील भाराचा रिस्तार शोध घ्यावा. कोणत्याही प्रतिकरणाचे किंवा कोणाचेही सर्व सांविधानिक/अ-सांविधानिक धर्मीत, कर, ट्, असेसमेंट, प्रभार, शुल्क इ. चे प्रदान हे सर्वस्वी वारंस्वी बोलीदाराची जबाबदारी आहे. सद्र प्राधिकृत अधिकारी कोणतेही कारण न देता कोणत्याही वेळी सद्र लिलाव रद्द करू शकतात.

सर्फेसी अँक्ट आणि रुल्स २००२ च्या नियम ८(६) अन्वये कर्जदार/महापदार/हमीदार यांना ३० दिवसांची वैधानिक सूचना
सद्र सूचना ही सर्फेसी अँक्ट, २००२ च्या नियम ८(५) अंतर्गत विहित अटी/शर्ती आणि त्याच्या विविध मुपारणानुसार पुढील ध्याज, परिचय आणि खर्चासह वैधील वरील नमुद धकदाकी सुकसी करून त्यांची इच्छा असल्यास तारखे मते विमोचित करण्याच्या सल्ल्यासह वरील उद्देखित तारीख आणि वेळी लिलाव/विक्री करण्याबाबत त्यांना कळविण्यासाठी सिव्हरिटी इंस्टेन्ट (एन्फोर्समेंट), रुल्स, २००२ च्या नियम ८ आणि ९ आणि सिव्हरिटायझेसन अँड रिक्लमन्टेशन ऑफ फायनान्सिअल असेट्स् अँड एन्फोर्समेंट ऑफ सिव्हरिटी इंस्टेन्ट अँक्ट, २००२ च्या तरतुदीच्या अंतर्गत वरील कर्ज खाल्याचे कर्जदार/महापदार/हमीदार यांना ३० (तीस) दिवसांची आवाचक सूचना सुट्टा आहे. प्रदानत कसूर केव्हास तारखे मते प्राधिकृत अधिकारी/तारखे घनकोच्या निदेशाने सिव्हरिटी इंस्टेन्ट (एन्फोर्समेंट) रुल्स, २००२ अंतर्गत विहित नुसार कोणत्याही माध्यमांमार्फत विकण्यात येईल.

दिनांक : २९.०६.२०२४
ठिकाण : मुंबई
टीप: स्वीर भाषांतर तफावत आढळल्यास मूळ इंग्रजी ग्राह्य धरावे
सारी/- प्राधिकृत अधिकारी सारस्वत को-ऑप. बँक लिमिटेड



**Saraswat
Bank**

Saraswat Co-operative Bank Ltd.

(Scheduled Bank)

Name of Borrower	M/s. Oil and Grease Apparels Pvt. Ltd.
Date & Time of Auction	12.08.2024 3.00 p.m. to 5.00 p.m.
Date & Time of Inspection	20.07.2024 4.00 p.m. to 5.00 pm
Last date & time for submission of EMD & KYC	08.08.2024 / upto 5.00 p.m.

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

(1) The auction will be conducted through the Bank's approved service provider M/s e-Procurement Technologies limited (Auction Tiger). Intending bidders may avail training for online bidding from **M/s. e-Procurement Technologies. Ltd.**, B-704/705, Wall Street - II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat. Monday – Friday 10:00 AM - 07:00 PM (Saturday - 10:00 AM - 06:00 PM. Closed on 2nd & 4th Saturday / All Sunday's); Contact: Landline No. 079-61200513/594/577/55 email: maharashtra@auctiontiger.net, support@auctiontiger.net. **Mr. Praveen Thevar (M) 9722778828 (O) 079- 6813 6851, email: Praveen.thevar@auctiontiger.net and Ms. Soni Hemni (M) - 07935022145 email: soni@auctiontiger.net**, Prospective bidder can also view sale details and bidding through Auction Tiger Mobile Application (Android).

(2) Prior to submitting the Bids, bidders may obtain Bid form, information about the said Sale/Auction, it's Terms & Conditions and procedure of submission of Bid/Offer, from Bank's Authorised Officer, Saraswat co-op. Bank Ltd., Recovery Dept., 74-C, Samadhan Building, 2nd floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai 400 028. Phone No: +91 8657043713/14/15. - Monday to Friday 11:00 AM to 05:00 PM & Saturday - 11:00 AM to 4:00 PM (Closed on 2nd & 4th Saturday / All Sundays) OR website of our technology partner e-Procurement Technologies. Ltd. at <https://sarfaesi.auctiontiger.net>

(3) Inspection of the subject properties/assets will be available on date and time specified above. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property/assets, the rights, title, interest & claims, rights, dues affecting the property/assets in respect of the property/assets put on auction. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. Objections of any kind in this regard shall not be entertained.

(4) All statutory/non statutory dues, taxes, maintainance charges, GST, surcharge, rates, assessments, charges, fees, TDS, claims Applicable stamp duty, Transfer and Registration Charges etc. pertaining to auctioned property/assets & its sale, will be the responsibility of the auction purchaser only.

(5) Earnest Money Deposit (EMD) shall be deposited either through NEFT/ RTGS/DD/ PAY ORDER. **Name of the A/C.: SARASWAT BANK - RECOVERY, IFSC Code: SRCB0000097, Bank Name & Address: SARASWAT CO-OP. BANK LTD., RECOVERY DEPT., 74-C, SAMADHAN BUILDING, 2ND FLOOR, SENAPATI BAPAT MARG (TULSI PIPE ROAD), DADAR (W), MUMBAI 400 028. Beneficiary Account No.: 0097421420000001, Sender to Receiver Information / Remarks: mention the Name of the Borrower.** The EMD amount shall not carry any interest.

(6) Physical / scanned copies of Bank Receipt with UTR for EMD remitted and KYC documents should reach the Authorised Officer at above Bank address or on email id: incharge_recovery@saraswatbank.com **at least two working days prior to the Auction date.**

(7) The property/assets will not be sold below the Reserve Price mentioned in the Auction Notice. The bidder shall improve their further offers in multiple of amounts indicated under "Bid increment" in the Auction Notice. If a bid is placed in the last 5 minutes of the closing time, the process will get extended for further 5 minutes for unlimited time. On closure of e-Auction process, the bidder who submits the highest bid amount shall be declared as Successful Bidder. The Authorised Office may conduct an Open Bidding process / further negotiations thereafter to decide the successful bidder and auction amount.

(8) The successful bidder shall, immediately but not later than next working day after sale, deposit 25% of the final bid amount [Including EMD before bid]. If the successful bidder fails to pay 25% amount within the prescribed time herein above, the EMD shall be forfeited without any notice. After deposit of 25% and confirming the sale by the Authorised Officer, the bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 working days from the receipt of the confirmation letter or within such extended period as may be agreed upon in writing solely at the discretion of the Authorised Officer.

(9) If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount deposited so far would be forfeited without any notice and property/assets shall be put to re-auction. The defaulting bidder shall have no claim/ right in respect of property/assets amount. The EMD amount of unsuccessful bidder will be refunded on closure of the e-auction/sale proceeding as per instructions provided in the Auction Bid Form.

(10) The sale is subject to confirmation of the Authorised Officer. Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s).

(11) The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction at any stage without assigning any reason thereof.

(12) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

(13) Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Saraswat Co-op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Authorised Officer
Saraswat Co-operative Bank Ltd

DECLARATION BY BIDDER(S)

To,

Authorized Officer

Date :

Dear Sir/Madam,

1. I/We, the bidder/s do hereby state that I/We have downloaded the copies of the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from web site (<https://www.auctiontiger.net>) of your service provider. I/We studied and understood them fully.
I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief.
4. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
5. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
6. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
7. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
8. The decision taken by Authorized Officer in all respects shall be binding on me/us.
9. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
10. I/We confirm that Authorized Officers of the Bank, e-Auction Service Provider shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, and/or any other unforeseen circumstances, etc. before or during the auction event.

Signature: _____**Name:** _____**Address:** _____**E-Mail ID:** _____

Note: This document is required to be duly filled in and signed by the Bidder/Buyer and thereafter uploaded it on Auctiontiger's website mentioned in the Sale Notice during the time of submission of the Bid.