

## **TERMS AND CONDITIONS OF PUBLIC AUCTION**

### **PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

#### **LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 09.04.2024 UPTO 05.00 PM**

Sale of immovable property/ies mortgaged to Orix Leasing & Financial Services India Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of Orix Leasing & Financial Services India Ltd. has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on “AS IS WHERE IS BASIS and AS IS WHAT IS BASIS” for realization of Orix Leasing & Financial Services India Ltd.’s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank’s dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankeauctions.com/>).

#### **DESCRIPTION OF IMMOVABLE PROPERTIES**

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY	RESERVE PRICE (INR)	DATE/ TIME OF E-AUCTION
OUTSTANDING AMOUNT		EMD	
DEMAND NOTICE DATE		BID INCREASE AMOUNT	
<ul style="list-style-type: none"><li>M/S HEMRAJ DEVKARANDAS METALS &amp; MINERALS LIMITED</li><li>MR. VINIT VIJAY AGRAWAL</li><li>MRS. AYUSHI VINIT AGRAWAL</li></ul>	COMMERCIAL PREMISES BEING UNIT NO. 3, BEARING SURVEY NO. 60, HISSA NO. 4-A & SURVEY NO. 60, HISSA NO. 4-B, C.T.S. NO. 527, 527/1, NEW C.T.S. NO. 527/A & 527/B, THE ENTIRE THIRD FLOOR, ADMEASURING 2450 SQ. FT., CARPET AREA ALONG WITH THE RIGHT OF USUAGE OF COMMON PASSAGE OF THE THIRD FLOOR IN THE BUILDING LOK BHAVAN, LOK BHARTI COMPLEX, LOK BHARTI ROAD, SITUATED AT VILLAGE MAROL, TALUKA ANDHERI (EAST), MUMBAI, MAHARASTRA- 400059, AND AS BOUNDED BY: EAST: BY LOK BHARTI COMPLEX B1 & B2 WEST: BY OPEN PLOT UNDER CONSTRUCTION NORTH: BY LOK BHARTI ROAD CHANAKYA BUILDING SOUTH: BY OPEN PLOT	INR 5,20,00,000/- (RUPEES FIVE CRORE TWENTY LAC ONLY)	11:00 A.M. TO 01.00 P.M. ON 10.04.2024
5,87,03,955.39/- AS ON 23.01.2024		EARNEST MONEY DEPOSIT 10% INR 52,00,000/- (RUPEES FIFTY TWO LAC ONLY).	
DEMAND NOTICE DATE: 01.09.2021		BID INCREMENT AMOUNT 50,000/- (FIFTY THOUSAND ONLY)	
<ul style="list-style-type: none"><li>MR. SUCHIR PATHARE</li><li>MRS. HARSHADA SUCHIR PATHARE</li><li>M/S VENTURE TRAVELS</li></ul>	FLAT NO. 1302, 13TH FLOOR, ADMEASURING 825 SQ. FT. OF CARPET AREA AND 990 SQ. FT. OF BUILT-UP AREA, ALONG WITH OPEN TERRACE ADMEASURING 500 SQ. FT., SITUATED AT RADHA VISHWESHWAR CO-OP, HSG. SOC. LTD., NARSINGH LANE, S. NO. 48, HISSA NO. 4, CTS NO. 507-A, 507A(1 TO 15), 507-B,	INR 2,38,00,000/- (RUPEES TWO CRORE THIRTY EIGHT LAC ONLY)	11:00 A.M. TO 01.00 P.M. ON 10.04.2024
1,76,36,705.02/- AS ON 23.01.2024		EARNEST MONEY DEPOSIT 10%	

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	<b>507-C &amp; 507-D OF VILLAGE MALAD (N), MALAD (W), MUMBAI- 4000064, AND AS BOUNDED BY: EAST: BY BANSI PARK BLDG WEST: BY NARSINGH LANE NORTH: BY DARSHAN APT. SOUTH: BY NARSINGH LANE</b>	<b>INR 23,80,000/- (RUPEES TWENTY THREE LAC EIGHTY THOUSAND ONLY)</b>	
<b>DEMAND NOTICE DATE: 16.11.2018</b>	<b>There are society encumbrances to the tune of INR 9,88,371/-.</b>	<b>BID INCREMENT AMOUNT 50,000/- (FIFTY THOUSAND ONLY)</b>	

### **TERMS & CONDITIONS:**

The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property(ies) put on auction and 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 Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

The interested bidders shall submit their EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD” Payable at “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.”. Please note that the Cheques shall not be accepted as EMD amount.

After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc., without which the Bid is liable to be rejected.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites on all working days and on 01.04.2024 from 11 AM to 6.30 PM.

The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Private Limited, Plot No. 68, 3rd Floor, Sector - 44, Gurugram Haryana Pin: 122003, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 +91-8866682937 (Mr.Bhavik Pandya), Helpline E-mail Id: support@bankeauctions.com and for any property related query may contact Authorised Officer **Mr. Abdullatif Patel (Contact Details: +91-9819075566)** during the working hours from Monday to Saturday.

Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favor of “ORIX LEASING & FINANCIAL SERVICES INDIA LTD.” shall be eligible for participating in the e-Auction process.

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The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents on/ before 09.04.2024 by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-Auction Event on the Web Portal, (<https://www.bankeauctions.com/>) on/ before 09.04.2024, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. However the original demand draft of the EMD amount has to be mandatorily deposited/submitted with the Authorised Officer on or before 09.04.2024.

During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Private Limited prior to the date of e-Auction. Neither the Authorised Officer/ Company nor M/s. C1 India Private Limited shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

The Authorized Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. C1 India Private Limited, (<https://www.bankeauctions.com/>) before submitting their bids and taking part in the e-Auction.

Special Instructions: Bidding in the last moment should be avoided. Neither the Company nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

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**STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

**DATE: 05.03.2024**

**PLACE: MUMBAI**

**AUTHORISED OFFICER**

**ORIX LEASING & FINANCIAL SERVICES INDIA LTD.**