



# THE ZOROASTRIAN CO-OP BANK LTD

(Multi State Scheduled Bank)

Corporate Office : Nirlon House, 5th floor, Dr. Annie Besant Road, Worli, Mumbai - 400030.

Tel.: 6172 7600 Fax: 6666 1810 Email: zcbl@zcbl.in

## PUBLIC NOTICE – TENDER CUM E-AUCTION FOR SALE OF SECURED ASSETS

[Refer proviso to rule 8 (6)]

### NOTICE FOR SALE OF IMMOVABLE ASSETS

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 proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Partner (s) and Guarantor (s) that the below mentioned immovable assets mortgaged/charged to the Secured Creditor, the physical possession has been taken by the Authorised Officer of The Zoroastrian Co-operative Bank Limited will be sold on "As is where is", and "As is what is", and "Whatever there is" on **24.05.2023 at 12.00 noon to 1.00 pm** for recovery from Shree Jain Pharma. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of assets put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Name of Borrowers, Guarantors, Mortgagors	Description of Properties	Reserve Price Rs.	Outstanding In Rupees
		EMD Rs.	
Shree Jain Pharma 1. Mr. Mitesh B Jain 2. Mr. Jatin Kishor Jain (1 & 2 are Partner) 1. Dr. Kishor Sukanraj Jain (Guarantor) 2. Mr. Bhawarlal Jain (Guarantor- since Deceased) 3. Mrs. Gunwanti Bhawarlal Jain 4. Mrs Jinal Ketan Kothari 5. Mrs Sonam Dheeraj Shemalani (3.4.5 are Legal heir and representative of late Bhawarlal Jain) <b>Date of Auction &amp; Time 24.05.2023 12.00 Noon to 1.00 p.m.</b>	Flat No. 1206, 2 BHK admeasuring about 681.48 sq. ft. Carpet area situated on 12th Floor, Abhishek Heights, Rupchand Wada, Kharkar Ali, Thane 400 601, standing in the name of Mr.Bhawarlal Champaklal Jain	95,00,000/-  9,50,000/- The bid amount/ EMD to increase in multiple of Rs. 50,000/-	Demand Notice 12.10.2022  For Rs. 83,70,814/- as on 30.09.2022 Plus further interest from 01.10.2022 + Other Related Expenses.

Date of Inspection: 17.05.2023 Time of Inspection 11.00 am to 2.00 pm with prior appointments (Mrs Saylee Shinde – 7208381280; Mrs Monaz Kolha – 8454022738; Mr Rajesh Bodalia-9821475483)

The auction will be conducted through the Bank's approved service provider:

**Name of E-Auction Agency** : M/s e-Procurement Technologies Ltd – Auction Tiger

**Website of E-Auction Agency** : <https://Sarfaesi.auctiontiger.net>

**Contact No.** : Landline Numbers: 079-681368 80/37/42

**Name of Assistant Manager of Agency &** : Mr. Praveen Thevar

**Contact Details** : Mobile: +91 9722778828 – 07935022138/ 145/ 149/ 182

Email: Praveen.thevar@auctiontiger.net or soni@auctiontiger.net

The authorised officer reserves the right to reject any or all the bids without furnishing any further reason. For detailed terms and conditions of the sale, please refer to website i.e. [www.zoroastrianbank.com](http://www.zoroastrianbank.com) & <https://Sarfaesi.auctiontiger.net>

Date: 21.04.2023

Place: Mumbai

Authorised Officer

The Zoroastrian Co-operative Bank Limited



# दि झोरोस्ट्रियन को-ऑप. बँक लि.

(मल्टी स्टेट रोड्युल्ट बँक)

काँपॉरेट ऑफिस: निलॉन हाऊस, ५ वा मजला, डॉ. अनी बेझंट रोड, वरळी, मुंबई ४०००३०.

दूर: ६१७२ ७६०० फॅक्स: ६६६६ १८१० ईमेल: zcbl@zcbl.in

## जाहीर सूचना-तारण मत्तेच्या विक्रीकरिता निविदा नि ई-लिलाव सूचना

(संदर्भ नियम ८(६) साठी परंतुके)

### स्थावर मत्तेच्या विक्रीकरिता सूचना

सिक्युरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंस्ट्रेट अँड २००२ सहवाचता सिक्युरिटी इंस्ट्रेट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८(६) साठी परंतुकांच्या अंतर्गत स्थावर मत्तेच्या विक्रीकरिता ई-लिलाव विक्री सूचना सर्वसामान्य जनता आणि विशेषतः कर्जदार, भागीदार आणि हमीदार यांना सूचना याद्वारे देण्यात येते की खालील नमूद स्थावर मत्ता ही तारण घनकोंकडे गहाण/प्रभारित आहे. जिचा प्रत्यक्ष कब्जा झोरोआस्ट्रियन को-ऑपरेटिव्ह बँक लिमिटेड च्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे ती श्री जैन फार्माकडून वसुलीकरिता २४.०५.२०२३ रोजी दु. १२.०० ते दु. १.०० दरम्यान. “जे आहे जेथे आहे” आणि “जे आहे जसे आहे” आणि “जे काहि आहे तेथे आहे तत्वाने” विकण्यात येणार आहे. प्राधिकृत अधिकाऱ्यांची योग्य माहिती आणि समजुतीप्रमाणे मिळकतीवर तेथे बोजा नाही. तथापी इच्छुक बोलीदारांनी त्यांची बोली सादर करण्यापूर्वी मिळकतीला बाधीत दावे/हक्क थकबाकी आणि लिलावासाठी ठेवलेल्या मत्तेचे नामाधिकार, बोजाच्या संदर्भात त्यांची स्वतःची स्वतंत्र चौकशी करणे आवश्यक आहे. राखीव किंमत आणि इसारा अनामत रक्कम प्रत्येक मिळकतीसमोर नमूद केलेली आहे.

कर्जदार, हमीदार, गहाणदाराचे नाव	मिळकतीचे वर्णन	राखीव किंमत रु.	थकबाकी रुपये मध्ये
		इअर रु.	
श्री जैन फार्मा १. श्री. मितेश जैन २. श्री. जतीन किशोर जैन (१ आणि २ भागीदार) १. डॉ. किशोर सुकनराज जैन (हमीदार) २. श्री. भवरलाल जैन (हमीदार- मयत) ३. सौ. गुणवंती भवरलाल जैन ४. सौ. जिनल केतन कोठारी ५. सौ. सोमन धीरज शेमलानी (३.४.५ कै. भवरलाल जैन यांचे दिवंगतांचे कायदेशीर वारस आणि प्रतिनिधी) लिलावाची तारीख आणि वेळ २४.०५.२०२३ दु. १२.०० ते दु. १.०० वा.	फ्लॅट क्र. १२०६, २ बीएचके मोजमापित सुमारे ६८१.४८ चौरस फूट चटई क्षेत्र १२ वा मजला, अभिषेक हाइट्स, रुपचंद वाडा, खारकर आळी, ठाणे ४०० ६०१, श्री. भवरलाल चंपकलाल जैन यांच्या नावे.	१५,००,०००/-  १,५०,०००/- बोली रक्कम/ च्या पट्टी वाढवण्यासाठी इअर रु. ५०,०००/-	मागणी सूचना १२.१०.२०२२  ३०.०९.२०२२ रोजीस रु. ८३,७०,८१४/- आणि ०१.१०.२०२२ पासून पुढील व्याज+ इतर संबंधित खर्च

निरिक्षणाची तारीख: १७.०५.२०२३ निरिक्षणाची वेळ स. ११.०० ते दु. २.०० आगाऊ वेळ ठरवून  
(सौ. सायली शिंदे-७२०८३८१२८०; सौ. मोनाज कोल्हा-८४५४०२२७३८; श्री. राजेश बोडालिया-९८२१४७५४८३)  
लिलाव बँकेच्या मान्यताप्राप्त सेवा पुरवठादारांमार्फत केला जाईल:

ई-लिलाव एजन्सीचे नाव

: मे. ई-प्रोक्युरमेंट टेक्नॉलॉजीस् लिमिटेड - ऑक्शन टायगर

ई-लिलाव एजन्सीची वेबसाईट

: <https://Sarfaesi.auctiontiger.net>

संपर्क क्रमांक

: लँडलाइन क्रमांक: ०७९-६८१३६८ ८०/३७/४२

एजन्सीचे सहाय्यक व्यवस्थापक यांचे नाव आणि

: श्री. प्रवीण थेवर

संपर्क तपशील

: मोबाइल: +९१ ९७२२७७८८२८-०७९३५०२२१३८/१४५/१४९/१८२

ईमेल: Praveen.thevar@auctiontiger.net किंवा soni@auctiontiger.net

कोणतेही कारण न देता कोणतीही किंवा सर्व बोली नाकारण्याचा अधिकार प्राधिकृत अधिकाऱ्याने राखून ठेवला आहे. विक्रीच्या तपशीलवार अटी व शर्तीसाठी, कृपया वेबसाईट म्हणजेच [www.zoroastrianbank.com](http://www.zoroastrianbank.com) आणि <https://Sarfaesi.auctiontiger.net> चा संदर्भ घ्यावा.

तारीख : २१.०४.२०२३

ठिकाण: मुंबई

प्राधिकृत अधिकारी

द झोरोस्ट्रियन को-ऑपरेटिव्ह बँक लिमिटेड

### The Terms and Conditions of e-auction sale

1. The E-Auction sale of Secured Asset is on “as is where is”, “as is what is”, “whatever there is” and “no recourse” basis for and on behalf of the Secured Creditor viz. The Zoroastrian Co-operative Bank Limited and there is no known encumbrance which exists on the said property. The E-auction will take place through portal <https://sarfaesi.auctiontiger.net> on 24.05.2023 from 12.00 p.m. to 1.00 p.m. (extension of 5 minutes till sale is completed).
2. Submission of online application for the Bid with EMD will continue up to 5.00 p.m. on 20.05.2023. The EMD will not carry any interest.
3. For participating in online e-auction sale, Bid document, copies of PAN Card, valid email-Id, photo ID, address proof are required to be submitted along with EMD, and Board Resolution in case of Company, which is payable by way of NEFT/ RTGS/ DEMAND DRAFT. The bidder is required to Hand Over the DD at Regional office Surat or at Corporate office Mumbai. Details of Beneficiary: The Zoroastrian Co-operative Bank Limited, A/c No: 01315010001001, IFSC Code: ZCBL0000013.
4. All Interested participants / bidders are requested to visit the website [www.zoroastrianbank.com](http://www.zoroastrianbank.com) and <https://Sarfaesi.auctiontiger.net> for further details including Terms & Conditions, to take part in e-auction sale proceeding. Intending Bidders are also advised to carry out inspection of the property on 17.05.2023 between 11.00 a.m. to 2.00 p.m. with prior appointments (Mrs. Mrs Saylee Shinde – 7208381280 Mrs Monaz Kolha – 8454022738; Mr Rajesh Bodalia-9821475483)
5. The bidders may satisfy themselves about the nature and condition of the secured assets. Statutory/ Government dues if any like property taxes, sales tax, excise dues and other dues such as electricity dues, maintenance charges, etc. if any should be ascertained by the bidders in their diligence.
6. The secured assets shall be sold by the undersigned / Authorised Officer (AO) by way of Electronic Public Auction as per the scheduled date through e-Auction Agency M/s. e-Procurement Technologies Ltd. (Auction Tiger) at their website/portal i.e. <https://sarfaesi.auctiontiger.net> as per scheduled time.
7. The bidders may participate in the e-auction from their own office/place of their choice. The bid amount to increase in multiple of Rs 50,000/-. Internet connectivity shall have to be arranged by each bidder. The Authorized Officer of The Zoroastrian Co-operative Bank Limited and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
8. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd. (Auctiontiger) Contact number: 079-681368/ 80/ 37/ 42 Mobile No. Praveen Kumar – 9722 778828 /79350 22138 /145 /149 / 182 email id : [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) and/or [soni@auctiontiger.net](mailto:soni@auctiontiger.net)
9. The bidder will be required to submit the bid either at or above the reserve price (in multiple of Rs 50,000/-) in the prescribed manner as mentioned in Bid Form (Annexure II) along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount submitted in **annexure II** shall be treated as final bid from the respective bidder.
10. AO reserves the absolute right and discretion to accept or reject any or all Bids or adjourn/postpone/cancel the auction sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. The decision of the AO in this regard shall be final and binding.
11. The Borrower and the Guarantor/Mortgagor’s attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, 2002, in respect of time available, to redeem the secured assets.

12. The Secured Asset mentioned in the Bid Document is based on the mortgages created by the Borrower/Co-Borrowers/Guarantor in favor of Secured Creditor. Interested parties are requested to verify details of the Secured Asset themselves.
13. The successful Bidder will be required to deposit 25% of the sale price (including the EMD already deposited) on the same day or not later than next working day of the acceptance of Bid. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale. In case of failure to deposit the balance amount within the prescribed period, the amount so deposited amount shall stand forfeited and no claim shall be entertained against The Zoroastrian Co-operative Bank Limited in respect thereof.
14. The secured asset mentioned above is presently in the Physical possession of the Authorized Officer of The Zoroastrian Co-operative Bank Limited. On conclusion of the e-auction sale and on receipt of the entire sale consideration, the possession of the Secured Assets shall be arranged to be handed over to the successful bidder by the AO of The Zoroastrian Co-operative Bank Limited.
15. In case, if auction date is declared holiday in the state where the office of the auction agency is situated through which the auction is being conducted, in such case the auction will be reschedule to next working day of <https://sarfaesi.auctiontiger.net>
16. Sale is subject to confirmation by the Bank. If the borrower(s)/guarantor(s) pay(s) the due to the bank in full before the sale, no sale will be conducted.
17. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, incidental costs, expenses including GST etc. as applicable as per law. Successful Bidder shall bear TDS on the final bid amount. For Reserve Price of Rs.50.00 Lakhs and above in compliance with Section 194-1A of the Income Tax Act 1961, income tax @ 1% on the Reserve Price shall deducted and paid under the PAN Number of the purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% Income Tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.
18. The Zoroastrian Co-operative Bank Limited or the AO of The Zoroastrian Co-operative Bank Limited will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the Secured Assets.
19. There are no known statutory liabilities relating to the Secured Assets. If any such statutory liabilities are discovered at a subsequent stage, the same shall be solely dealt with by the Successful Bidder at their own costs and expenses.
20. The sale of the Secured Asset is subject to the terms and conditions prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and the conditions mentioned herein above. Hence the bidders are advised to carefully go through the said terms and conditions before submitting their bids.
21. In case there is a discrepancy between the publications of sale notice in English and in Vernacular Newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.
22. The Bank reserves the right to differ or cancel the sale at any point of time before the issuance of sale certificate by virtue of Section 13(8) of the SARFAESI Act as amended in 2016. if the bank is constrained to cancel the sale at any point of time, no interest amount or any other amount such as damages, charges/costs etc. will be payable on the purchase consideration received from the bidder purchaser.
23. Bidding on the date of auction is mandatory by bidder who has deposited EMD for a particular property. In case there are more participant bidding by at least one from the group is compulsory. In absence of bidding on the date of auction the EMD amount deposited will be forfeited.

Date: 21.04.2023

Place: Mumbai

Authorized Officer

The Zoroastrian Co-operative Bank Limited

**DETAILS OF BIDDER – FILL ALL LETTER IN CAPITAL****Name(s) of Bidder (in Capital)**[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

\_\_\_\_/\_\_\_\_/2023

[illegible]

9

No    /    / 2023[illegible][illegible][illegible][illegible]

**Bid Amount Quoted**

Amount In Figure	
Amount in Word	

I/We declare that I/We have read and understood all the terms and conditions of auction sale and the auction notice published in the newspaper which are also available in the website <https://.auctiontiger.net> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

\_\_\_\_\_  
**Name & Signature**

**ANNEXURE-III**  
**DECLARATION BY BIDDER(S)**

To,  
**Authorized Officer**

**Bank Name :** \_\_\_\_\_

**Date :** \_\_\_\_/\_\_\_\_/2023

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have 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. 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.
4. 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.

5. 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.
6. 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.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. 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.

**Signature:**\_\_\_\_\_

**Name:**\_\_\_\_\_

**Address:**\_\_\_\_\_ **eMail ID:** \_\_\_\_\_