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Bank of Baroda

Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. SunderlalBehl Marg, Ballard Estate, Mumbai-400001. • Phone: 022-43683807, 43683808, •
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Sale Notice For Sale Of Immovable Properties
"APPENDIX- IV-A [See proviso to Rule 8 (6), and 9(1)]

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 8 (6), and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable properties Mortgaged/charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" for recovery of dues of secured creditor's below mentioned account/s. The details of Borrower/s/Director/s/Mortgagor/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr./Lot No.	Name & Address of Borrower/s / Director/s /Guarantor/s/ Corporate Guarantor/s/ Mortgagor/s	Description of the immovable and movable property with known encumbrances, if any	Total Dues	1. Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	**M/s Stellar Marine Foods (Borrower)** a) Basement – 7, Keshawa Building, Bandra Kurla Complex, Bandra East, Mumbai – 400051 b) Chandreshwar Bhuvan, 1st floor, Dr. B Ambedkar Road, Near Vodafone Store, Sion (w) Mumbai 400022. **Mr. Jayant S Mirani (Proprietor)** a) Flat No. 5, Sahakar Building, Plot No. 34, Nutan Laxmi CHS, N S Road No. 10, Vile Parle West, Mumbai – 400049 b) 510, Keshava Building Bandra Kurla Complex, Bandra East, Mumbai – 400051 **M/s Nikom Pharmaceutical Pvt Ltd (Guarantor)** 510, Keshava Building Bandra Kurla Complex, Bandra East, Mumbai – 400051	Property ID: BARB25850600 i) Property of Equitable Mortgage of Unit No.801, 8th Floor, admeasuring 1970 sq ft (Built up area), together with terrace admeasuring 4600 sq ft on 8th Floor, together with basement unit No 6 admeasuring 500 sq ft in basement partly used as storage and partly as car parking in the building known as "Keshava" belonging to Keshava commercial Premises Co-operative Society Ltd. (Soc. Reg No. WHE/GNL, 522 dated 18.05.1989), Plot no C-5, CTS No 8 village Parighakar, Survey No.4, of Village Parighakar, situated , lying and being at Bandra Kurla Complex, Bandra (E) Mumbai- 400 051, standing in the name of M/s Nikom Pharmaceutical Pvt Ltd. ii) Property of Equitable Mortgage of Unit No. 7 , admeasuring 596	Total dues-Rs. 21,15,08,138/- as on 14.02.2024 plus Legal Charges, Other Charges Plus subsequent interest/cost thereon,	1) 15.12.2026 2) 1400 Hrs to 1800 Hrs	1) Rs.17,10,00,000/- 2) Rs. 1,71,00,000/- 3) Rs. 2,00,000/-	Physical	05.12.2026 And 11.00 AM to 01.00 PM

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		sq ft in basement in the building known as "Keshava" belonging to Keshava commercial Premises Co-operative Society Ltd. (Soc. Reg No. WHE/GNL, 522 dated 18.05.1989), Plot no C-5, CTS No 8 village Parighakar, Survey No.4, of Village Parighakar, situated , lying and being at Bandra Kurla Complex, Bandra (E) Mumbai- 400 051, standing in the name of M/s Nikom Pharmaceutical Pvt Ltd iii) Property of Equitable Mortgage of Unit No.2, admeasuring 1535 sq ft built up in basement in the building known as "Keshava" belonging to Keshava commercial Premises Co-operative Society Ltd. (Soc. Reg No. WHE/GNL, 522 dated 18.05.1989), Plot no C-5, CTS No 8 village Parighakar, Survey No.4, of Village Parighakar, situated , lying and being at Bandra Kurla Complex, Bandra (E) Mumbai- 400 051, standing in the name of M/s Nikom Pharmaceutical Pvt Ltd **Encumbrance known to bank: Nil**					

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 provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. *KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.*

3. *EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD*

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payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with https://baanknet.com Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in https://baanknet.com and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID support. baanknet@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price plus one incremental amount/ bid increase amount and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price plus one incremental amount/ bid increase amount set by the Authorized Officer. The bid quoted below the reserve price plus one incremental amount/ bid increase amount shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed 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. 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.

8. 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 Authorised 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 conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. 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 Authorised Officer.

10. 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.

11. 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, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title

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document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

16. The property is being sold on "As is where is", "As is what is" ,"Whatever there is" and "Without recourse" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. With regard to above property, following litigations are pending with Court/Tribunal- **NIL**

18. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

19. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior 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.

21. For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and online auction portal **https://baanknet.com** Also, prospective bidders may contact the Authorised officer on Tel No.022-43683803-10 Mobile No. 8850956707

Date: 19.11.2026
Place: Mumbai

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Authorized Officer