

### Details of Property to be sold in Public Auction

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|-----------------------------|---|
| Description of Property     | : Flat no. 801, D Wing, 8 <sup>th</sup> Floor,<br>Mercury Building No. 1,<br>Evershine Millennium Paradise,<br>Thuakur Village, Kandivali (E), Mumbai 400 101   |
| Area admeasurements         | : 690 sq.ft BU approx.  |
| Reserve Price               | : Rs. 1,29,10,000/- (Rs. One Crores Twenty Nine Lakhs Ten Thousand )  |
| EMD                         | : Rs. 12,91,000/- (Rs. Twelve Lakhs Ninety One Thousand Only) is payable by way of RTGS / NEFT in the account no. 30043253890 with State Bank of India, Fort Market Branch, IFSC Code No. SBIN0005347 of Recovery Officer, DRT II at Mumbai<br><br>The EMD amount can also be deposited by way of DD/ Pay Order in favour of Recovery Officer, DRT-II, Mumbai in R.P. No. 150 of 2010.<br><br>Attested Photocopy of TAN / PAN card and Address Proof shall be uploaded with the online offer. |
| Date of physical inspection | : 13.08.2021 between 10.00 am to 5 pm   |
| Last date of depositing EMD | : 17.08.2021 by 4.30 pm   |
| Date of auction             | : 20.08.2021 between 2.00 pm to 3 pm  |
| Name of the auctioneer      | : E – Procurement Technologies Limited<br>Auction Tiger, B -704, Wall Street, - II, Opp. Orient Club,<br>Near Gujrat College, Elis Bridge, Ahmedabad, Gujart,<br>India 380 006<br>Ph : 079-40270594/596/598/568//557  |
| Contact Persons             | Shri. Vijay Shetty : 09619002431<br>Shri. Tilak Maratha : 06351896832<br><br>Ms. Shwetambari Lad : 098922 27578 Branch Manager  |
| Website                     | : <a href="https://drt.auctiontiger.net">https://drt.auctiontiger.net</a>   |

The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4.30 pm

The purchaser shall deposit the balance 75% of final bid amount on or before 15<sup>th</sup> day from the date of sale of the property. If the 15<sup>th</sup> day is Sunday or other Holiday, then on the first bank working day after the 15<sup>th</sup> day by prescribed mode

REGD. ADD/STAFF/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT  
SALE PROCLAMATION  
OFFICE OF THE RECOVERY OFFICER - I  
DEBTS RECOVERY TRIBUNAL - II, MUMBAI  
MTNL Bhavan, 3rd Floor, Colaba Market, Colaba, Mumbai.

R. P. No. 150/2010 DATED: 13.07.2021  
PROCLAMATION OF SALE UNDER RULES 39, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

Bank of Baroda (Dena Bank), Pedder Road Branch  
[Certificate Holders] [1]  
[Org. Applicants] [2]

V/s  
Mr. Shashikant S Sharma & Ors [Certificate Debtors] [3]

CD - 1: Mr. Shashikant S Sharma, D/801, 8th Floor, Mercury Building No. 1, Evershine Millennium Paradise, Thakur Village, Kandivli (East), Mumbai 400 001 and also residing at: 7/A Saraswati Sadan, Room No. 302-303, Navghar Road, Bhayander (East), Thane 401 101. [4]  
CD - 2: Ms. Anita Shashikant Sharma, D/801, 8th Floor, Mercury Building No. 1, Evershine Millennium Paradise, Thakur Village, Kandivli (East), Mumbai 400 001 and also residing at: 7/A Saraswati Sadan, Room No. 302-303, Navghar Road, Bhayander (East), Thane 401 101. [5]  
CD - 3: Mr. Shalendra S Sharma, 7/A Saraswati Sadan, Room No. 302-303, Navghar Road, Bhayander (East), Thane 401 101. [6]

Whereas Honble Presiding Officer, Debts Recovery Tribunal No. II Mumbai has drawn up the Recovery Certificate in Original Application No. 28 of 2010 for recovery of Rs. 13,69,674.00 with interest and costs from the Certificate Debtors and a sum of Rs. 55,41,040.00 is recoverable together with further interest and charges as per the Recovery Certificate/Diocres.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs. 55,41,040.00 (Rupees Fifty Five Lakhs Forty One Thousand Forty only) along with pendent-ile and further interest @ 12% p.a. from the date of filing of application till payment and/or realization from CDs.

Whereas the undersigned has ordered the sale of the property mentioned in the schedule below on 20.08.2021 between 10.00 PM to 03.00 PM (with an extension of 24 hours in case of any delay in the bidding process) by e-auction and bidding shall take place through "On line Electronic Bidding" through the website of M/s e-procurement Technologies Ltd, <https://drt.auctiontiger.net> having address at B-704, Wall Street II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad 380 006, Gujarat (India) Phone Nos. 079-40270 594/596/598/568/557. Contact Person: Mr. Vijay Shetty (Mobile +91 9619002431) and Mr. Tink Maratha (Mobile +91 6351896832).

For further details contact: Mr. Shewtambari Lad, Branch Manager, Mobile: 9892227578.

The sale will be of the property of the defendant above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

No officer or other person, having any duty to perform in connection with sale, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax, Act, 1961 and the rules made there under and to the further following conditions.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

- The reserve price below which the property shall not be sold is Rs. 1,29,10,000.00 (Rupees One Crore Twenty Nine Lakhs Ten Thousand only).
- The amount by which the bid is to be increased shall be Rs. 1,00,000/- (Rupees One Lakh only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD Amount Rs. 12,91,000/- (Rupees Twelve Lakhs Ninety One Thousand only), is payable by way of RTGS /NEFT in the Account No. 30043253890 with State Bank of India, Fort Market Branch, Mumbai IFSC Code No.: SBIN0005347 of Recovery Officer, DRT-II, at Mumbai. The EMD Amount can also be deposited by way of DD/Pay order in favour of Recovery Officer, DRT-II, Mumbai in R.P.No. 150 of 2010. Attested photocopy of TAN/PAN card and Address Proof shall be uploaded with the online offer. The last date for submission of online offers along with EMD and the other information details is 17.08.2021 by 4.30 pm. The physical inspection of the properties may be taken between 10.00 a.m. and 5.00 p.m. w.e.f. 13.08.2021 at the property site.
- The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation / attorney of the company and the receipt / counter file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by the said date and hard copy shall be submitted before the Recovery Officer - II, DRT - II, Mumbai on 17.08.2021 upto 4.30 p.m. In case of failure, bid shall not be considered.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by 4.30 P.M. in the said account as per detail mentioned in para 4 above.
- The purchaser shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above. In addition to the above the purchaser shall also deposit poundage fee with Recovery Officer - II, DRT - II @ 2% upto Rs. 1,000/- and @ 1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, DRT - II, Mumbai.

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold. The refund of EMD to the unsuccessful bidders at the close of auction shall be made only in the account number mentioned by such bidder by the concerned bank.

The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".

The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

| No. of lots | Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners. | Revenue assessed upon the property or any part thereof | Details of any other encumbrance to which property is liable | Claims, if any, which have been put forward to the property, and other known particulars bearing on its nature and value. |
|-------------|---|--|--|---|
| 1           | Fat No. 801, D Wing, 8th Floor, Mercury Building No. 1, Evershine Millennium Paradise, Thakur Village, Kandivli (E), Mumbai 400 101               | Not available  | Mortgaged property   | Not available   |

Given under my hand and seal on this 13th day of July, 2021.

Sd/-  
(Sunil K. Meshram)