



(Registered Office: 201/202, Building No. 2, Solitaire Corporate Park, Andheri Kurla Link Road, Andheri - East, Mumbai - 400093)

APPLICATION FOR BID AS ADVERTISED in Free Press Journal, English Newspaper and Navshakti, Marathi Newspaper, in Mumbai edition on 08.03.2024 in the A/c. M/s. Umang Caterers and M/s Umang Banquet LLP.

1. Name of the bidder : \_\_\_\_\_

2. Address of the bidder : \_\_\_\_\_  
(Attach residence proof)\* \_\_\_\_\_

E-mail Address : \_\_\_\_\_

3. PAN NO. : \_\_\_\_\_  
(Attach copy of PAN Card)\*

4. Details of Bid offered  
(Pl. Mention Lot Number) : \_\_\_\_\_

5. Bid Amount Offered : Rs. \_\_\_\_\_

6. Bid Amount negotiable  
towards increase in amount : Yes/ No \_\_\_\_\_

7. Details of Earnest Money  
Deposited (EMD) : Pay Order/Draft no. \_\_\_\_\_

(Favoring ASREC (India) Ltd. ) : RTGS No: \_\_\_\_\_

(RTGS: ASREC-PS 12/2020-21 TRUST, Bank of India, SSI, Andheri (East), A/c No.: 009020110001517, IFSC Code: BKID0000090)

Dated \_\_\_\_\_ Amount Rs. \_\_\_\_\_

\*optional

I/We HEREBY CONFIRM THAT I/We HAVE GONE THROUGH THE OFFER DOCUMENT OF THE ASREC (INDIA) LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER (DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED)

DATED: \_\_\_\_\_

PLACE: \_\_\_\_\_

(Signature of the bidder/s)

Description of the Property - Please refer the page No. 2



Bldg No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri  
Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

**PUBLIC NOTICE FOR E-AUCTION - SALE OF IMMOVABLE PROPERTY**  
**(Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002**

WHEREAS,

ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitisation and Reconstruction Company under section 3 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Solitaire Corporate Park, Building No.2 - Unit No. 201-202 & 200A-200B, Ground Floor, Andheri Ghatkopar Link Road, Andheri (East), Mumbai-400 093 (hereinafter referred to as "ASREC") and secured creditors of **1) M/s Umang Caterers and 2) M/s Umang Banquet LLP** by virtue of Deed of Assignment dated **25.03.2021**, executed with original lender Bharat Co-operative Bank (Mumbai) Ltd, whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-12/2020-21 Trust, has acquired the financial assets of aforesaid borrowers from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd. in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 04.07.2019 u/s 13(2) of the said act calling upon the borrowers **1) Mr. Mukund Jamnadas Vanjara, Proprietor of M/s Umang Caterers and it's Joint/Co-Borrowers/Partners** in their capacity for repayment of total outstanding amount aggregating to **Rs. 3,18,80,412/- (Rupees Three Crores Eighteen Lakhs Eighty Thousand Four Hundred Twelve Only)** **2) M/s Umang Banquet LLP and it's Co-borrowers/ Partners & Joint/Co-borrowers/Guarantors** in their capacity for repayment of total outstanding amount aggregating to **Rs.9,52,94,697/- (Rupees Nine Crore Fifty Two Lakhs Ninety Four Thousand Six Hundred Ninety Seven Only)** with further interest thereon in respect of the advances granted by the Bharat Co-operative Bank (Mumbai) Ltd. to **1)Mr. Mukund Jamnadas Vanjara Proprietor of M/s Umang Caterers and it's Joint/Co-Borrowers/Partners, 2) M/s Umang Banquet LLP and it's Co-borrowers/ Partners & Joint/Co-borrowers/Guarantors** within the stipulated period of 60 days. The said Demand Notice dated 04.07.2019 under Sec.13 (2) of the said Act served upon you and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd. took symbolic possession of the property more particularly described in Schedule here under on 13.11.2019.

As the abovementioned Borrower / Joint Co-Borrowers/Partners / Guarantors having failed to repay the entire outstanding amount as per said demand notice, the Authorized Officer of ASREC (India) Ltd. took physical possession of the property more particularly described in Schedule here under on 16.12.2022 as per order CMM, Mumbai dated 06.12.2021 and the same was published on 21.12.2022 in Free Press Journal (English) and Navshakti (Marathi) Mumbai.

Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s) and Joint/Co-Borrower(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The property shall be sold strictly on “AS IS WHERE IS”, “AS IS WHAT IS” and “NO RECOURSE” basis.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakhs)	E.M.D. (Rs. in Lakhs)	Bid Increment (In Rs.)
1	<p>Banquet Hall No. 2, admn 516 sq. mts. (built up area) on fifth floor of the commercial building known as “Hi Life”, Hi Life Premises Co-operative Society Limited”, within the limits of Greater Mumbai in the Revenue Village of Bandra Taluka Andheri in the District and Registration Sub District of Mumbai City and Mumbai Suburban constructed on a plot of land formerly bearing CTS No. 118 to 126 and now bearing Final Plot No. 82 of TPS 1 situated at Phirozshah Mehta Road, Kothuwadi, Santacruz (West), Mumbai - 400 054 owned by M/s. Umang Banquets LLP and bounded by: East: Phirozshah Mehta Road, West : Podar Road, North : Kothu Wadi, South : Shabri Restaurant</p> <p>(Common security for account M/s Umang Caterers, M/s. Umang Banquets LLP)</p>	1215.00	121.50	1,00,000/-

**Inspection of Property: On 21.03.2024 from 11.00 A.M. to 01.00 P.M.**

Tender Forms can be downloaded from the website of ASREC (INDIA) LTD. ([www.asrecindia.co.in](http://www.asrecindia.co.in)) and can also be collected from the office of ASREC located at Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

**TERMS & CONDITIONS:-**

**1. THE E-AUCTION WILL BE HELD ON 27.03.2024 BETWEEN 10.00 A.M TO 12.00 P. M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.**

2. E-auction will be conducted under “online electronic bidding” through Asrec's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: <https://www.bankeauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: [www.asrecindia.co.in](http://www.asrecindia.co.in) and <https://www.bankeauctions.com>. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No. : (+91- 124-4302020 / 21/ 22, + 917291981124 / 1125 / 1126, Email:[gujarat@c1india.com](mailto:gujarat@c1india.com), [support@bankeauctions.com](mailto:support@bankeauctions.com).

3. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

4. The particulars given by Authorised Officer are stated to the best of his knowledge, belief and records. Authorised Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/views.

5. The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 or submit through email to [sunilvanne@asrecindia.co.in](mailto:sunilvanne@asrecindia.co.in), Last date for Submission of Bid Form is 26.03.2024 upto 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

6. The intending purchasers / bidders are required to deposit **EMD amount** either through **NEFT /RTGS in the Account No. : 009020110001517, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: ASREC PS-12/2020-21 TRUST, IFSC Code: BKID 00000 90.**

7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

8. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

11. The interested bidders can **inspect the property on 21.03.2024 from 11.00 A.M. to 1.00 P.M.** **Contact Details: Mr. S. S. Vanne - Cell No.9969437984, 022 - 69314508, Mr. N. S. Deora - Cell No.9619384284, 022-69314516, Mr. Jagdish Shah - Cell No. 7021428336, 022 - 61387042** may be contacted for any query.

12. The Authorised officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.

13. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.

14. The highest bid will be subject to approval of the secured creditor.

15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 15 days' notice to the borrowers / guarantors / mortgagors for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above mentioned date if their outstanding dues are not paid in full.

**Date : 08.03.2024**

**Place : Mumbai**

**Sd/-  
Authorised Officer,  
ASREC (India) Ltd.**