

TERMS AND CONDITIONS OF PUBLIC AUCTION

PUBLIC NOTICE FOR BANK AUCTION FOR SUBSEQUENT SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 16.10.2025 UPTO 5:00 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 (Secured Creditor). has taken possession of the following property/ies (Secured Property) pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 with right to sell the same on “AS IS WHERE IS BASIS and AS IS WHAT IS BASIS” consequent to failure of the Borrower(s) / Co-Borrower(s), under Loan Account details of which are as under, to repay the Amount Due under Loan Agreement and whereas consequent upon failure of the said Borrower(s) / Co-Borrower(s) to repay the Amount Due , the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize Secured Creditor’s Amount Due by sale of the said property/ies. The sale will be done by the undersigned through Bank Auction platform provided at the Web Portal (<https://www.bankauctions.in/>). Capitalized words used herein and not defined shall have meaning as ascribed to them under Loan Agreement executed with Borrower(s) / Co-Borrower(s).

DESCRIPTION OF IMMOVABLE PROPERTIES

NAME OF THE BORROWERS AND CO-BORROWERS	DETAILS OF PROPERTY	RESERVE PRICE (INR)	DATE/ TIME OF BANK AUCTION
OUTSTANDING AMOUNT		EARNEST MONEY DEPOSIT (EMD)	
LOAN ACCOUNT NUMBER			
DEMAND NOTICE DATE		BID INCREASE AMOUNT	
<ul style="list-style-type: none">• M/S HEMRAJ DEVKARANDAS METALS & MINERALS LIMITED• MR. VINIT VIJAY AGRAWAL• MRS. AYUSHI VINIT AGRAWAL	ALL THAT PIECE AND PARCEL OF 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 USAGE 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, MAHARASHTRA- 400059 AND BOUNDED BY: EAST: LOK BHARTI COMPLEX B1 & B2 WEST: OPEN PLOT UNDER CONSTRUCTION NORTH: LOK BHARTI ROAD CHANAKYA BUILDING SOUTH: OPEN PLOT	INR 3,50,00,000/- (RUPEES THREE CRORE FIFTY LAKHS ONLY)	11:00 A.M. TO 01.00 P.M. ON 17.10.2025
RS. 6,91,88,049.02/- (RUPEES SIX CRORE NINETY-ONE THOUSAND EIGHTY-EIGHT LAKHS FORTY-NINE AND TWO PAISA ONLY) AS ON 22.09.2025		INR 35,00,000/- (RUPEES THIRTY-FIVE LAKHS ONLY)	
LN0000000012003		BID INCREMENT AMOUNT 50,000/-	

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01.09.2021		(FIFTY THOUSAND ONLY)	
<ul style="list-style-type: none"> SUDHA GURURAJAN NAGARAJAN VENKATRAMAN 	ALL THAT PIECE AND PARCEL OF LAND AND BUILDING BEARING FLAT NO. 704, 7TH FLOOR, ADMEASURING 752 SQ. FT. (BUILT UP AREA), BLDG NO A-4, SWASTIK PALM CHSL, CONSTRUCTED ON LAND BEARING SURVEY NO. 131, HISSA NO. 4, SURVEY NO. 134, HISSA NO. 2, 3, 5, SURVEY NO. 135, HISSA NO. 1, 2, 4, 5, 6, 7, SURVEY NO. 136, HISSA NO. 16/A, 17 AT VILLAGE- KOLSHET, AZAD NAGAR, DHARMACHA PADA ROAD, THANE (W)- 400607	INR 51,00,000/- (RUPEES FIFTY-ONE LAKHS ONLY)	11:00 A.M. TO 01.00 P.M. ON 17.10.2025
RS. 87,29,469.69/- (RUPEES EIGHTY-SEVEN LAKHS TWENTY-NINE THOUSAND FOUR HUNDRED SIXTY-NINE AND SIXTY-NINE PAISA ONLY) AS ON 09.09.2025		INR 5,10,000/- (RUPEES FIVE LAKHS TEN THOUSAND ONLY)	
LN0000000006074		BID INCREMENT AMOUNT 50,000/- (FIFTY THOUSAND ONLY)	
12.07.2022			

TERMS & CONDITIONS:

The Bank 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 Secured Property. However, the intending bidders should make their/his/her own independent inquiries regarding the encumbrances, title/ legal claims, if any, over Secured Property put on auction and claims/ rights/ title / interest / dues/ affecting the Secured Property, prior to submitting their/his/her bid. The Bank Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Secured Creditor. The Secured Property is being sold with all the existing and future encumbrances, rights, titles, interest etc whether known or unknown to the Secured Creditor. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ titles / interest /claims, dues over Secured Property.

It shall be the responsibility of the bidders to inspect and satisfy themselves about the Secured Property and specification before submitting their/his/her Bid. The inspection of Secured Property put up for auction (for sale) is available for inspection on all working days” and on 10.10.2025 from 11 O’clock to 6: 30 p.m., with prior appointment.

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The interested bidders shall submit their/his/her 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 (<https://www.bankauctions.in/>), 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.

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. 4 Closure, 605A, 6th Floor, Maitrivanam, Hyderabad Pin: 500038, Help Line No. +91-040 23736405, 8142000062/66, and Mr. Nitesh D Pawar (Contact Details: +91 8142000725), Helpline E-mail Id: nitesh@bankauctions.in and for any query related to Secured Property, the intending bidder/ purchaser may contact Authorised Officer **Mr. Hrishikesh Padwal (Contact Details: +91-9167677628)** 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 Bank Auction process.

The interested bidder has to submit their/his/her Bid Documents [EMD (not below the Reserve Price) and required documents on/ before 16.10.2025 by way of hardcopy to the Authorized Officer at [Specify Address here]. Interested bidder who is not able to submit their/his/her 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 Bank Auction Event on the Web Portal, (<https://www.bankauctions.in/>) on/ before 16.10.2025, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the Bank 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 16.10.2025.

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 Bank Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of Bank Auction process), otherwise, it will automatically get closed. The bidder who submits the

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highest bid amount (not below the Reserve Price) on the closure of the Bank Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD 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/ Secured Creditor. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and Secured Property shall be put to re-auction, and the defaulting borrower shall have no claim/ right in respect of property/ amount.

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 or in relation to Secured Property.

The Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the Bank Auction without assigning any reason thereof.

The bidders are advised to go through the detailed Terms & Conditions of Bank Auction Process available on the Web Portal of M/s. 4 Closure, <https://www.bankauctions.in/> before submitting their/his/her bids and taking part in the Bank Auction.

Special Instructions: The prospective qualified bidders may avail online training on Bank Auction from M/s. 4 Closure prior to the date of Bank Auction. Bidding in the last moment should be avoided. Neither the Authorised Officer nor Secured Creditor / 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.

Please find herein the 15 days subsequent sale notice under Rules 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

DATE: 25.09.2025

PLACE: MUMBAI

AUTHORISED OFFICER

ORIX LEASING & FINANCIAL SERVICES INDIA LTD.