



[Appendix – IV-A]

[See proviso to rule 8 r/w rule 9]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

PUBLIC E- AUCTION CUM SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (“SECURED ASSETS”) OF STANDARD TIN WORKS PVT. LTD. ("BORROWER") UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (“SARFAESI ACT”) READ WITH PROVISO TO RULE 8 AND RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002.

Notice is hereby given to the public in general and to the Borrower(s), Co-Borrower(s) and/or Mortgagor(s) in particular that the under mentioned property(s) was mortgaged to Bombay Mercantile Co-operative Bank (hereinafter referred to as “BMC”) and subsequently, the dues of the below mentioned Borrower(s), Co-Borrower(s) and/or Mortgagor(s) along with underlying security interest were assigned in favour of Invent Assets Securitisation & Reconstruction Private Limited acting in capacity as a Trustee of INVENT/1617/BMC/P14 Trust) (hereinafter referred to as “INVENT”) by BMC vide registered Assignment Agreement dated 31.03.2017. Physical possession of under mentioned property(s) had been taken by the Authorised Officer of Invent had taken physical possession on 30.08.2019 and now will be sold on "As is where is", "As is what is", and "Whatever there is" and “No recourse” basis by way of public E- Auction to be held on 22.10.2026 for the recovery of dues detailed as under.

The public E- Auction is through Swiss Challenge Method and based on an existing offer in hand (Existing Offeror/Anchor Bidder). Parties interested to buy the property may increase their bid by the Bid Increase Amount mentioned below than the existing offer in hand/Reserve Price. The first right to refusal to match the higher offer will be with the Anchor Bidder and in case the Anchor Bidder fails to match the higher price; the property may be sold to such bidder who has submitted a higher offer.

Details of Borrower(s), Co-Borrower(s) and/or Mortgagor(s) with description of the immovable property(s), known encumbrances and known liabilities (if any) are as under:

Sr. / Lot No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Description of Immovable Property(s)	Demand Notice Date and Amount	Total Outstanding Amount (29.09.2026)	Reserve Price (RP)	Property in Symbolic or Physical Possession	Date and Time of Property Inspection
					EMD (10% of RP)		
					Bid Increase Amt.		
1	Standard Tin Works Pvt. Ltd	Gala No.4, 5, 6 & 7 situated at Plot NO.45, Hissa No.4[part], 8 [part], 9[part], 11[part] at Udyog Mandir Indl. Estate, Near Jari Mari, Andheri Kurla Road, Mumbai 400 072	01.07.2016 Rs. 48,03,167/- (Rupees Forty Eight Lakh Three Thousand One Hundred Sixty Seven Only) as on 27.06.2016	Rs. 2,55,51,225/-	Rs.2,30,00,000/-	Physical	12.10.2026 Between 12.00 Noon to 4.00 PM with prior appointment
					Rs.23,00,000/-		
					Rs.5,00,000/-		

Pending Litigations known to INVENT:	Not Known
Encumbrances/Dues known to INVENT:	Not Known
Last Date & Time for submission of 29A Declaration and EMD and alongside Self Attested KYC:	16.10.2026, upto 12.00 PM at the registered office of Invent

E- Auction Details:	The e-Auction will be conducted through Invent’s approved service provider_ M/s e-Procurement Technologies Limited – E- Auction Tigat the portal www.auctiontiger.net The steps to be followed by the bidder for registration with e-auction portal and e-auction tender documents containing online e-auction form, declaration etc are available at the website of the service provider as mentioned above.
Date & Time of e-Auction:	22.10.2026 , between 11:00 AM to 04:00 PM
EMD Remittance Account Details:	Earnest Money Deposit (EMD) shall be paid either through Demand Draft/ Pay Order in favour of “Invent Assets Securitisation & Reconstruction Pvt. Ltd. Payable at Mumbai” or deposited through RTGS/NEFT fund transfer to credit Account No. 000405114405, Name of the Bank: ICICI Bank Ltd., Name of the Beneficiary: INVENT/1617/BMC/P14 TRUST, IFSC Code ICIC00000004
Name of Contact person & number:	Mr. Ankit Shetty/Ms. Neha Kunwar, Authorised Officer, Invent Assets Securtisation and Reconstruction Pvt. Ltd. (+91 9920587626/ +91 9892214342), Email id: ankit.shetty@inventarc.com / neha.kunwar@inventarc.com

TERMS & CONDITIONS: 1. Offers are now invited by undersigned from intending purchasers/bidders for purchase of the secured asset described herein above on "as is where is basis", "as is what is basis", "Whatever there is" and "no recourse basis" under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“Act”) and Security Interest (Enforcement) Rules 2002(“Rules”). 2. EMD: i. The intending bidders shall physically submit 29A Declaration in the prescribed format and EMD amount along with Self Attested KYC to the Authorised Officer of Invent at its registered office i.e. Bakhtawar, Suite ‘B’, Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400021 on or before the last date i.e. 16.10.2026, upto 12.00 PM. This submission should be made separately or alongwith all other documents. ii. The intending bidders shall deposit the EMD amount through NEFT/RTGS/Transfer in the account mentioned above. Alternatively, intending bidders may send a crossed Demand Draft/Pay order in favour of “Invent Assets Securitisation and Reconstruction Pvt. Ltd” payable at Mumbai. Intending bidders shall attach / enclose a proof of RTGS/NEFT fund transfer or crossed Demand Draft/Pay order along with the bid. iii. Intending bidders who have not deposited the prescribed EMD within the stipulated time, or whose EMD is not confirmed/credited within the stipulated time, shall not be permitted to participate in the e-Auction. iv. The EMD of unsuccessful bidder will be returned within 07 working days on the closure of the E- Auction sale proceedings in the account details provided by intending bidders in their respective Bid Forms. No interest shall be paid on the EMD refunded. v. The bids without EMD amount and or/less than the reserve price shall be disqualified. 3. Inspection: i. The intending bidders are requested in their own interest to take inspection of the asset put up for E- Auction. Intending bidders may inspect the property on the above mentioned dates between 12:00 pm to 04:00 pm with prior approval of Authorised Officer of INVENT. ii. The person deputed for inspection by the intending bidder should carry with him/them appropriate authorisation on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused. iii. The intending bidders should make their own independent enquiries and verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances, title of property/ies put on E- Auction and claims/rights/dues affecting the property and shall satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property prior to submitting their bid. iv. The Authorised Officer and INVENT shall not be responsible in any way for any third-party claims/rights/dues. v. The intending bidders are advised to independently verify the area of land, building and other details. INVENT do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.	
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4. E-Auction parameters:

- i. The e-E- Auction shall be conducted through the online e-Auction platform of M/s e-Procurement Technologies Limited – E- Auction Tiger, having website www.E-Auctiontiger.in .
- ii. In case of any difficulty or need of assistance before or during the e-Auction process Bidders may contact authorised representative of our e-Auction Service Provider Mr. Ram Sharma , Mob.8000023297 / 9265562821, email Id: ramprasad@auctiontiger.net / support@auctiontiger.net / sarfaesi@auctiontiger.net , details of which are available on the e-Auction portal.
- iii. All intending bidders shall be required to register themselves with the designated e- Auction service provider and complete the registration process on or before 21-10-2026. Only duly registered and eligible bidders, who have complied with all applicable requirements including submission of KYC documents, declarations and payment of EMD within the stipulated time, shall be permitted to participate in the e-Auction.
- iv. No person other than the bidder himself or his duly authorised representative shall be permitted to participate in the E- Auction proceedings.
- v. Bid currency & unit of measure would be Indian Rupees (INR).
- vi. Invent/service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site
- vii. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

5. E-Auction process:

- i. It is to be noted that e-auction is being held with an Anchor Bid already in hand. The bidder for Anchor Bid carries the “Right of First Refusal” post conducting the e-auction process.
- ii. The bid price to be submitted shall be above the Reserve Price. The Secured Asset will not be sold below the Reserve Price set by the Authorised Officer.
- iii. The bid quoted below the Reserve Price shall be rejected.
- iv. During e-Auction, if no bid is received within the specified time, Invent at its discretion may decide to scrap the e-Auction process / proceed with conventional mode of tendering.
- v. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction will result in forfeiture of the amount paid.
- vi. The Bidders may improve their further offers in multiple of Rs. 5,00,000/- (Rupees Five Lakh Only).
- vii. An extension of 10 minutes in the time period shall be provided in case of receipt of a bid in last 10 minutes of e-Auction. In such extended time the bidders shall be allowed to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-Auction shall be closed.
- viii. The bidders shall be allowed to revised its own Bid during bidding process on multiple time. The last highest bid shall be considered as H1 bid (“H1 Bid”) and the highest bidder shall be considered as H1 bidder (“H1 Bidder”).
- ix. After the conclusion of e-Auction process, the “Anchor Bidder” through e-auction portal shall be informed of the H1 Bid and shall have right to match through the same portal until 5:00 PM on the same day.
- x. In the event where the Anchor Bidder opts to match the H1 Bid, the Anchor Bidder shall be declared as the Highest Bidder.
- xi. In the event where the Anchor Bidder does not opt to match the H1 Bid, the H1 Bidder would be declared as the Highest Bidder.

6. Post e-Auction:

- i. Highest bidder will be declared successful bidder and sale will be confirmed in his/her favour by INVENT as per the provisions of SARFAESI Act.
- ii. The Successful bidder will have to deposit 25% of the total bid amount / purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day to the Authorised Officer of Invent and balance 75% of the bid amount / purchase price on or before the fifteenth day of the confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and Invent the secured creditor, in any case not exceeding three months.
- iii. In case of default in payment by the successful bidder, the amount already deposited by the bidder including EMD shall be forfeited without further notice and the property shall be put to re - E- Auction and the defaulting bidder shall have no claim/right in respect of property/amount.

- iv.

On compliance of the terms and condition of sale and on confirmation of the sale, the Authorised Officer shall issue Certificate of Sale in favour of the successful bidder. 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.

i.

The Purchaser shall bear the applicable Stamp Duty/ additional stamp duty, charges, fees, etc. including those of Sale Certificate Registration charges, all statutory dues payable to Government, taxes and rates, outgoing both existing and future relating to the property.
7. Others:

i.

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.

ii.

All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E- Auction Sale and be bound by them.

iii.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

iv.

In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final.

Date: September 30, 2026

Place: Mumbai, Maharashtra

Sd/-

Authorised Officer

Invent Assets Securitisation & Reconstruction Private Limited

(Trustee of INVENT/1617/BMC/P14 Trust)