INVENT ASSETS SECURITISATION & RECONSTRUCTION PRIVATE LIMITED
Regd Office: Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400021.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

PUBLIC NOTICE - AUCTION CUM SALE OF IMMOVABLE PROPERTY ("SECURED ASSETS") OF STANDARD TIN WORKS PVT. LTD ("BORROWER") FOR THEIR DUES 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

Whereas under section 13(2) of the SARFAESI Act,2002 the Authorised Officer of Bombay Mercantile Co-operative Bank (Bombay Mercantile) had issued demand notice dated 01.07.2016 calling upon the Borrower **Standard Tin Works Pvt. Ltd** along with its mortgagors & guarantors, jointly and severally to repay the total amount being **48,03,167/- (Rupees Forty Eight lakh Three Thousand One Hundred Sixty Seven Rupees Only) as on 27/06/2016** along with further interest and incidental expenses and costs within 30 days from the date of the said notice.

Further, in continuance and in exercise of powers contained in SARFAESI Act, the Authorised Officer of Invent Assets Securitisation & Reconstruction Private Limited (INVENT) had taken the Physical possession of the under mentioned secured assets on August 30th 2019.

Invent Assets Securitisation & Reconstruction Private Limited (INVENT) is an Asset Reconstruction Company duly registered with Reserve Bank of India under section 3 of the provisions of the SARFAESI Act, 2002, has acquired financial assets / debts of the Borrower **Standard Tin Works Pvt. Ltd** from Bombay Mercantile along with all the underlying securities, rights, title and interests vested therein vide registered Assignment Agreement dated March 31st 2017 duly registered on April 21st 2017with the Sub Registrar , Mumbai.

Offers are now invited by undersigned from intending purchasers/bidders in sealed envelopes/covers for purchase of the secured assets described herein below on **"as is where is", "as is what is"** "**Whatever there is**" and **"no recourse basis"** by way of public auction for recovery of outstanding dues under the provisions of the SARFAESI Act, 2002 and Security Interest (Enforcement) Rules 2002. The General Public is invited to bid either personally or through their duly authorised agent.

1. Name of the Secured Creditor	:	Invent Assets Securitisation & Reconstruction Private Limited (INVENT)
2. Name of the Borrower	:	Standard Tin Works Pvt. Ltd
3. Name of the Mortgagor, Owner of the property	:	Mrs. Amtuzzehra Miyabhai Lala Mrs. Sugra Yunusali Lala (now deceased) Dr. Mrs. Nargis Abbasali Lala Mrs. Sabira Zainulabedin Lala
4. Total liabilities/outstanding dues	:	Rs 2,47,06,740.34 (Two crore forty-seven lakh six

		thousand seven hundred forty rupees and thirty-four paisa only.) as on 13th July 2026.with future interest at contractual rate till the date of recovery/realisation and other expenses/costs thereon.
5. Last Date & Time for submission of 29A Declaration alongwith Self Attested KYC	:	September 02^{nd}, 2026 at 11.00 a.m.
6. Last Date & Time for submission of bid	:	September 02^{nd}, 2026 at 11.00 a.m.
7. Address at which the tender to be Submitted	:	Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021.
8. Date & Time of Bid Opening	:	September 02^{nd}, 2026 at 12.00 p.m.
9. Place of Auction	:	Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021.
10. Description of the Immovable Property/ Secured Asset	:	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
11. Reserve Price	:	Rs. 3,25,00,000/- (Rupees Three Crores Twenty Five Lakhs Only)
12. Earnest Money Deposit (EMD)	:	10% of the Reserve price – Rs. 32,50,000/- (Rupees Thirty-Two Lakhs and Fifty Thousand Only)
13. EMD Remittance Account Details		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 Beneficiary: INVENT/1617/BMC/P14 Trust Name of the Bank: ICICI Bank Ltd IFSC: ICIC0000004
14. Known encumbrances	:	Not Known
15. Known Liabilities	:	Not Known

Terms & Conditions:

a. The property shall be sold on **"as is where is", "as is what is" Whatever there is" and "no recourse basis"**.

b. No person other than the bidder himself or his duly authorised representative shall be permitted to participate in the auction proceedings.
c. All Offers shall be through Tender Document containing the detailed terms & conditions which can be purchased from the Authorised Officer by paying Rs. 1000/- plus GST **(non-refundable)** in Cash.
d. The property shall be sold at the price higher than or equal to the Reserve Price only and sale is subject to the confirmation by INVENT as secured creditor.
e. The intending bidders shall physically submit 29A Declaration in the prescribed format in sealed cover along with Self Attested KYC to the Authorized Officer on or before the last date i.e 2nd September 2026 at 11.AM . This submission should be made separately from all other documents.
f. The intending bidders shall submit bids in the prescribed format in sealed cover along with Earnest Money Deposit (EMD) to the Authorized officer on or before the last date.
g. Earnest Money Deposit (EMD) shall be 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 ICIC0000004. Alternatively, Bidders may send a crossed Demand Draft/Pay order in favour of Invent Assets Securitisation & Reconstruction Private Limited payable at Mumbai. Bidders shall have to attach / enclose a proof of RTGS/NEFT fund transfer or crossed Demand Draft/Pay order along with the bid.
h. The interested bidders are requested in their own interest to take inspection of the assets put up for auction.
i. Interested bidders can inspect the property on 13th August 2026 between 12:00 pm to 04:00 pm
with prior appointment with the Authorised Officer. The person deputed for inspection by the intending purchaser/bidder should carry with him/them appropriate authorisations on the letterhead of the organization/person he/she/they represent(s), failing which inspection may be refused.
j. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
k. The Bids without receipt of EMD amount and or/less than the Reserve price shall not be accepted / confirmed.
l. The Authorised Officer reserves the right to conduct Inter-se bidding amongst the bidders. The highest bidder amongst them after Inter-se bidding shall be declared as successful bidder. The bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
m. Highest bidder shall be declared successful bidder and sale will be confirmed in his/her favour by INVENT/Secured Creditor as per the provisions of SARFAESI Act
n. Sale shall be confirmed in favour of the successful bidder; however, confirmation of the sale shall be at the sole discretion of INVENT.
o. 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 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.
p. 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.
q. In case the successful bidder fails to pay the balance sale price as stated above, all deposits including EMD shall be forfeited without further notice.
r. The EMD of unsuccessful bidder will be returned on the closure of the auction sale proceedings. No interest shall be paid on the EMD refunded.

s. The Purchaser shall bear the Stamp Duty and charges, 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.

t. The Purchaser shall bear both liquidated and non – liquidated dues of the Borrower including Sales Tax Dues, Electricity dues & any other dues, if any.

u. The undersigned Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.

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

w. For further details, contact Mr. Ankit Shetty or Ms. Neha Kunwar, Authorised Officer, Invent Assets Securitisation & Reconstruction Pvt. Ltd. at above mentioned address. Phone No: 9920587626/9892214342, Email id: ankit.shetty@inventarc.com / neha.kunwar@inventarc.com during office hours on any working day.

STATUTORY 30 DAYS SALE NOTICE UNDER Rule 8(6) / Rule 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002.

This notice is also a mandatory Notice of 30 (Thirty) days to the Borrower/Mortgagors/Guarantors of the above loan account under Rule 8 (6) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale on the above referred date. The property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Sd/-
Authorised Officer
Invent Assets Securitisation & Reconstruction Private Limited
(Trustee of INVENT/1617/BMC/P14 Trust)

Date: 28th July, 2026
Place: Mumbai