



Catholic Bank Building, Papdy Naka, Papdy, Vasai (West), Dist-Palghar (M.S) 401207
Contact No. 9146008846.7447456856. 7447762211

SALE NOTICE

Notice to the public is hereby given to the effect that the immovable property described herein which has been taken in physical possession thereof by the Authorised Officer in pursuance of Section 13 (4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and as per direction of Honable MPID Special Court in SPL Case No. 21 of 2014, will be sold by inviting offers from the public on "AS IS WHERE IS, AS IS WHAT IS AND ON NO COMPLAIN BASIS" on the date, place and time mentioned in this notice on the terms and conditions mentioned below. Offers in sealed covers are invited from the public for the purchase of the property more-fully described below :-

(A)

Sr. No.	Name of Borrower (NPA)	Amt. O/S (Rs.) As Per Demand Notice	Description of Property	Reserve Price & EMD	Auction & Inspection Date & Time
1	Mr. Santosh Tukaram Kajrolkar & others Mira Road SSLN 2635	30,81,397/-	Flat No. 305, 3rd Floor, Kanchan Janga Chs Ltd., Jesal Park, Navghar Road, Bhayander (East), admeasuring area 40.15 sq.mt. Built up	45,37,800 (Reserve Price) & 453800-- (EMD)	Auction on 20th July 2021 at 11.00 a.m. Inspection on 01st July 2021 from 11 a.m. to 1 P.M.

B] Address of the Secured Creditor :- Bassein Catholic Co-op. Bank Ltd. (Scheduled Bank), Catholic Bank Building, Papdy Naka, Papdy, Vasai (West), Dist-Palghar,

C] The Secured debt for Recovery of which the property is to be sold :- for Rs. 30,81,376/- (Rupees Thirty Lakhs Eighty One Thousand Three Hundred Seventy Six Only) as per Demand Notice dtd. 09.05.2017 with future interest and other charges w.e.f. 01.05.2017

D] Date, time and place of opening of offers received from public :- On 20/07/2021 at 11 A.M at Bassein Catholic Co-op. Bank Ltd. (Schedule Bank), Recovery Dept, Shreeji Arcade, Near Tandul Bazar, Bhabola Bangli Road, Vasai (West), Dist-Palghar.

TERMS AND CONDITIONS OF SALE :-

- 1) offers in sealed covers addressed to the Authorised Officer should be accompanied with the Earnest Money Deposit (EMD) of Rs. 4,53,800/- (Rs. Four lakhs Fifty Three Thousand Eight Hundred Only) by of a Demand Draft/Pay Order favouring "Bassein Catholic Co-op. Bank Ltd." and same may be submitted to The Authorised Officer, Bassein Catholic Co-op. Bank Ltd. (Scheduled Bank), Recovery Dept, Shreeji Arcade, Bhabola Bangli Road, Vasai (West) before one hour of the time fixed for auction. The offer form is available with Authorised officer on payment of Rs. 200/- in cash.
- 2) The offer should also be accompanied with the self attested or countersigned copy of photo identity proof such as passport, Voters ID, driving license, PAN Card issued by Income Tax Department, or such other valid photo identity proof as may be acceptable to the Bank.
- 3) The sealed covers containing the offer should be superscribed as "Offer For Purchase of Premises"
- 4) The offers received without EMD will be summarily rejected.
- 5) The DD/PO for EMD will not be encashed/realised till the date of auction and returned to unsuccessful offerers. The EMD amount will not carry any interest.
- 6) The sealed offers for sale will be opened by the Authorised Officer of the Bank in presence of the offerer(s) who are present on 20/07/2021 at 11 a.m. The Authorised Officer at his discretion may allow the offerer(s) to bid inter se and or/to enhance the bid amount in multiples of his choice once the bids are opened.
- 7) Successful offerer/bidder should deposit 25% of the bid amount (including the EMD) immediately on the sale being knocked down in his/her favour, failing which the EMD amount will be forfeited. The balance bid amount (Sale price) to be remitted within 10 days from the date of confirmation of the sale or any other date specified by the Authorised Officer.
- 8) If the successful offerer/bidder fails to remit the balance 75% of the bid amount within 10 days from the date of confirmation of sale or any other date specified by the Authorised Officer, the amount deposited by him/her shall be forfeited and the Bank will be at liberty to sell the property once again. The defaulting offerer/bidder shall have no claim on the amount deposited by him and on the property auctioned.
- 9) The successful offerer/bidder shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, Co-op. Society's dues, electricity dues, statutory dues and/or any other taxes/dues attached to the property auctioned.
- 10) The sale is subjected to the confirmation by the secured creditor/Bank.
- 11) The Authorised Officer reserves the right to reject all or any of the offers / bids without assigning any reason and/or shall have the right to postpone or cancel the opening of the sealed offers.
- 12) The Authorised Officer reserves his right to vary any of the terms and conditions of this Notice of Sale