

Registered Office: TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Tel.: 2587 8500 Fax: 2587 8504

Recovery Office : Madhukar Bhavan : Road No.16, Wagle Industrial Estate, Thane (West) 400604 Ph.No. 022-25838500/582/594/532

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

The undersigned as Authorized Officer of TJSB SAHAKARI BANK LTD. has taken over possession of the following properties u/s 13(4) of the SARFAESI Act 2002. Public at large is informed that e-auction (under SARFAESI Act 2002) of the charged property in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" and as specified hereunder :

Sr. No.	Names of the Borrowers / Guarantor/Mortgagor and amount outstanding as on 30/06/2017	Location and Details of Immovable Properties	Reserve Price (Rs.)	EMD of the Property (Rs.)	Date(s) of e-auction and Timing
1	M/s. Sharada International, A partnership firm through its Partners i. Mr. Sudesh Keshav Naik ii. Mr. Sunil Keshav Naik (Borrower & Mortgagor) Mr. Sudesh Keshav Naik, (Guarantor) Mr. Sunil Keshav Naik (Guarantor) Mr. Keshav A. Naik (Guarantor) Amt. O/s. Rs. 1,81,02,520.36*	The Gala no. 218, admeasuring on or about 966 sq. ft. Carpet area on the 2 nd Floor in the Block 'B' of the building known as "Hind Saurashtra Industrial Estate" of "Hind Saurashtra Service Industries Co-operative Housing Society Limited", that is resting on the piece and parcel of the land bearing C.T.S. No. 1646, Plot no. 85/86, situate at Revenue Village Marol (Marol Naka, Andheri Kurla Road, Andheri East), Taluka Andheri, Dist. Mumbai and within the local limits of Municipals Corporation of Greater Mumbai, within the registration district of Mumba.	1,77,48,000/-	17,74,800	23/10/2017 At 11 AM to 01 PM with unlimited Extension of 5 mins
2	M/s. Planet 41 Mobi – Venture Limited Director: 1) Mr. Somil Gupta 2) Mr. Sangam Gupta (Borrower & Mortgagor) Guarantors : 1) Mr. Manmohan Gupta 2) Mr. Somil Gupta	i) Flat No.202, admeasuring on or about 497 Sq. Ft. Carpet Area on the 2 nd Floor in the Building Known as "VISHAKHA ARCADE", that is resting on the piece and parcel of the land bearing survey No.19, Hissa No.2, C.T.S. No.80-A and 81-A, situate at Village Ambivili (Off Veera Desai Road), Andheri	1,14.30,000/-	11,43,000/-	23/10/2017 At 01 PM to 03 PM with unlimited Extension of 5 mins

3) Mr. Sangam Gupta	<p>(W), Tal. Andheri, Dist. Bandra, Mumbai within the registration District Mumbai</p> <p>ii) Flat No.203 admeasuring on or about 497 Sq. Ft. Carpet Area both on the 2nd Floor in the Building Known as "VISHAKHA ARCADE", that is resting on the piece and parcel of the land bearing survey No.19, Hissa No.2, C.T.S. No.80-A and 81-A, situate at Village Ambivili (Off Veera Desai Road), Andheri (W), Tal. Andheri, Dist. Bandra, Mumbai within the registration District Mumbai</p>		1,14,30,000/-	11,43,000/-	
<p>Amt. O/s. Rs. 2,87,20,519.84*</p>					

***With further interest as applicable, incidental expenses costs, charge etc. incurred till the date of payment and /or realization.**

Terms and Conditions of the E-auction are as under:

1. Sale is strictly subject to the terms and conditions stipulated in the prescribed Tender Document/E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale can be collected/obtained from the Authorised Officer of TJSB Sahakari Bank Ltd. at Madhukar Bhavan : Road No.16, Wagle Industrial Estate, Thane (West) 400604 on any working day or can be downloaded from <https://sarfaesi.auctiontiger.net> of e-Procurement Technologies Ltd., <http://www.tjsbbank.co.in> of TJSB SAHAKARI bank Ltd.
2. The auction will be conducted through the Bank's approved service provider **M/s e-Procurement Technologies limited (Auction Tiger) Ahmedabad contact No. 079-41072410/409/408, Toll Free No.18001035342. Contact persons : Mr Tilak Maratha, Mobile No. 09067799646 E-mail Tilak@auctiontiger.net, Mr.Akash Karhe, Mobile No. 09833398547, Email [:Maharashtra@auctiontiger.net](mailto:Maharashtra@auctiontiger.net), Fax No 079-40230847 at the web portal <https://sarfaesi.auctiontiger.net>.**
3. To the best of knowledge and information of the Authorised Officer (A.O.) of TJSB Sahakari Bank Ltd. there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
4. Earnest Money Deposit (EMD) shall be deposited either through NEFT/ RTGS in the Account No.:1075891, Name of the A/C.: TJSB SAHAKARI BANK LTD RECOVERY, Name of the Beneficiary: : TJSB SAHAKARI BANK LTD, RECOVERY, IFSC Code:TJSB0000001 or by way of demand draft/pay order drawn on a Nationalized/scheduled bank in favour of "TJSB Sahakari Bank Ltd"

payable at par Mumbai by 19/10/2017 before 5 p.m. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/treated as valid tenders, and shall accordingly be rejected.

5. Hard copy of the bid form along with the enclosure like UTR receipts of EMD deposit and KYC documents (Adhar Card, Voter ID Card/Driving License/passport etc. Current Address-Proof for communication, PAN Card of the bidder, valid e-mail ID, contact number: Mobile/landline of the bidder etc.) should be submitted to the Recovery Office as mentioned above and scan copies to be forwarded to the Authorised Officer gopal.gangal@tjsb.co.in so as to reach on or before 22/10/2017. Bidders are advised to go through the website <https://sarfaesi.auctiontiger.net> for detailed terms and conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings. Prospective bidder can also view sale details and bidding through Auction Tiger Mobile Application (Android).
6. Bidders shall hold a valid Digital Signature Certificate issued by competent authority and valid email ID {e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID & password by M/s e-Procurement Technologies limited (Auction Tiger) may be conveyed through e-mail}.
7. The Borrower(s)/Mortgagor(s), Guarantor(s) of the immovable properties/secured assets may if they so desire give /sponsor their Best Possible Valid Offer(s) for the immovable properties secured/secured assets offered for sale provided that the terms and conditions of sale are duly complied with.
8. Names of the Eligible Bidders will be identified by the TJSB SAHAKARI BANK LTD to participate in online e-auction on the portal <https://sarfaesi.auctiontiger.com>. M/s e-Procurement Technologies limited (Auction Tiger) Ahmedabad Contact No. **079-41072410/409/408, Toll Free No.18001035342. Contact persons : Mr Tilak Maratha, Mobile No. 09067799646 E-mail Tilak@auctiontiger.net, Mr.Akash Karhe, Mobile No. 09833398547, Email Maharashtra@auctiontiger.net, Fax No 079-40230847 will provide User ID & Password after due verification of PAN of the Eligible Bidders.**
9. Statutory dues like property taxes/cess and/or builder/ society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by tenderer(s)/offer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges and registration charges and GST as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.
10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. The bid price to be submitted shall be above the Reserve Price and the bidder shall improve their further offers in multiple of Rs. 10,000/-. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
12. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid within 1 days of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail

forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.

13. The prospective qualified bidders may avail online training on e-Auction from M/s e-Procurement Technologies limited (Auction Tiger) prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s e-Procurement Technologies limited (Auction Tiger) will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
14. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right and discretion to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
15. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
16. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the Recovery Office on the contact number given.
17. Date of inspection will be on 13/10/2017, 11.00 A.M. to 4.00 P.M. with prior appointment.

SALE NOTICE TO BORROWER/GURANTORS/MORTGAGORS

The undersigned being the Authorised Officer of the TJSB Sahakari Bank Ltd is having full powers to issue this notice of sale and exercise all powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and the rules framed there under. You have committed default in payment of outstanding dues and interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notice to you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of the 60 days. Therefore, the Authorised Officer in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the same as mentioned above before the date fixed for sale failing which the property will be sold and balance if any will be recovered with interest and cost from you. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Sd/-

Seal

**DY. GENERAL MANAGER,
AUTHORISED OFFICER
Under SARFAESI ACT, 2002
For & on behalf of TJSB Sahakari Bank Ltd.**

Date: 21-09-2017.

Place: Thane