ANNEXURE- B

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **symbolic possession** of which has been taken by the Authorised Officer of Indian Bank, Deccan Gymkhana Branch, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **19/07/2024**, for recovery of Rs. 12,72,95,732/- (Rupees Twelve Crore Seventy Two Lakhs Ninety Five Thousand Seven Hundred Thirty Two only) as on 11.06.2024
.06.2024 with further interest, expenses and costs thereon due to the Indian Bank, Deccan Gymkhana Branch, Secured Creditor, from

1. M/s Lifetech Sciences Prop Mr Bhimaji P Sabale (Borrower)
•Regd address: Flat No. C-9, Vinit Plaza Cop. Hsg. Society, Nr Sukhwani Cam, Nr Vallabh Nagar St Stand, Nr Pawana Sah Bank, Pimpri Waghere, Pune Maharashtra 411018
•Unit address: Plot no C-222, MIDC Industrial area, Chincholi, Solapur – Pune road, Tq-Mohal, Dist Solapur, Pin 413255

2. Mr Bhimaji P Sabale (Proprietor/Borrower/Guarantor/Mortgagor)
Flat no 503, A building, 5th floor, One Nation Apartment, SR No 27, Hissa No 11& 2, Pimple Saudagar, Pune-411027

3. Mrs Rekha B Sabale (Co-borrower/Guarantor/Mortgagor)
Flat no 503, A building, 5th floor, One Nation Apartment, SR No 27, Hissa 11& 2, Pimple Saudagar, Pune-411027

4. M/s SAM Life Sciences Pvt Ltd (Corporate Guarantor)
• Regd address: Flat No. C-9, Vinit Plaza Cop. Hsg. Society, Nr Sukhwani Cam, Nr Vallabh Nagar St Stand, Nr Pawana Sah Bank, Pimpri Waghere, Pune Maharashtra 411018
• Unit address: Plot no. D-81, MIDC Supa, Tal: Parner, Ahmednagar-414301.

5. M/s Earthchem Laboratories Pvt ltd (Corporate Guarantor)
• Regd address: Flat No. C-9, Vinit Plaza Cop. Hsg. Society, Nr Sukhwani Cam, Nr Vallabh Nagar St Stand, Nr Pawana Sah Bank, Pimpri Waghere Pune Maharashtra-411018
• Unit address: Plot No. A-63 & A-70, MIDC Kurkumbh,Tal. Daund,
Dist. Pune - 413802

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property	All that piece and parcel Flat no 503, 5th floor, Building A, One Nation apartment, S no-27, Hissa no 11 & 2, Behind Hotel Garden Main road, Pimple saudagar, Pune standing in the name of Mr. Bhimaji P sable and Mrs. Rekha Bhimaji Sable Carpet Area 1645 Sq Ft built up area 2493 Sq. ft. Boundaries East Duct/Side margin West Staircases North Open spaces/Entrance/lift South Open space
Encumbrances on property if any	Not Known to Bank
Reserve Price	Rs. 2,47,32,000/- (Rupees Two Crore Forty Seven Lakhs Thirty Two Thousand only)
EMD Amount	Rs. 24,73,200/- (Rupees Twenty Four Lakhs Seventy Three Thousand Two Hundred Only)
Bid incremental amount	Rs 10,000/- (Rupees Ten Thousand Only)
Date and time of e-auction at the	19/07/2024

ANNEXURE- B

platform of e-auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi	From 11:00 am to 05:00 pm
Property ID No.	IDIB7168121956

The intending Bidders/ Purchasers are requested to register with online portal (https://www.mstcecommerce.com/auctionhome/ibapi) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **19/07/2024** i.e. **before the close of e-Auction date and time in the portal**. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://www.mstcecommerce.com/auctionhome/ibapi) for depositing in bidders Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No. 6161885804,E Auction EMD A/c Pune Zone	Bhosari Branch, IDIB000B174

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

8. Platform (**https://www.mstcecommerce.com/auctionhome/ibapi**) for e-Auction will be provided by our e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website**

https://www.mstcecommerce.com/auctionhome/ibapi. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) https://www.ibapi.in (3) https://www.mstcecommerce.com/auctionhome/ibapi

10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from **e-B_ ¤ –IBAPI** portal (https://www.ibapi.in).

11. The intending Bidders / Purchasers are requested to register on portal (https://www.mstcecommerce.com) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.

12. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

13. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.

15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi. Details of which are available on the e-Auction portal.

16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).

17. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Deccan Gymkhana Branch (Address: 759/62 PRABHAT ROAD DECCAN GYMKHANA PUNE Maharashtra).

18. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances 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 on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

कृते इंडियन बैंक/For INDIAN BANK

Raj Krishna Neeraj
(Authorised Officer)
प्राधिकृत अधिकारी/Authorized Officer
डेक्कन जिमखाना शाखा, पुणे-4
DECCAN GYMKHANA BR., PUNE-4

Place: Pune
Date: 12/06/2024