इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

ANNEXURE VIII

NOTICE OF SALE

Branch: KANDEVALI (EAST)

PhoneNo: 8756123458

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

Mr. Pramod Pandurang Mahadeshwar
(Borrower and Mortgagor)
Flat No.118, 1st floor, Shree Siddhi No.03 CHSL, Sant Nagar, Manvelpada road, Virar East, Palghar-401305

Sub: Loan account – Mr. Pramod Pandurang Mahadeshwar (A/c No- 50428081289) with Indian Bank, KANDEVALI (EAST) Branch

Mr. **Pramod Pandurang Mahadeshwar** availed Housing loan facility from Indian Bank, Kandevali East Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr. Pramod Pandurang Mahadeshwar** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 30/09/2022 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) **Mr. Pramod Pandurang Mahadeshwar** liable to the Bank to pay the amount due to the tune of Rs.13,21,386.91 (Rupees Thirteen lac Twenty One thousand and Three hundred Eighty Six Ninety One paise) as on 28/09/2022 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 30/09/2022.

As **Mr. Pramod Pandurang Mahadeshwar** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 01/02/2023 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 28/09/2022 is Rs. 13,21,386.91 (Rupees Thirteen lac Twenty One thousand and Three hundred Eighty Six Ninety One paise) with further interest, costs, other charges and expenses thereon from 28/09/2022

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days.

The date of sale is fixed as 21st June 2023 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from 19/06/2023 to 19/06/2023 between 10.00 am to 4.00 pm.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

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 20/06/2023 i.e before the 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.

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.

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.

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
12OUTNG - 9874106 1122	KANDIVALI EAST - IDIB000M765

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.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor (this portion may be retained if it is a non-suit filed account)

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	EMD Prior Encumbrance
Flat No.118, 1st floor, Bldg No.3, Shree Siddhi III CHS Ltd., Sant Nagar, Manvelpada road, Virar East, Palghar-401305, carpet up area 375 sq.ft, in the name of PRAMOD PANDURANG MAHADESHWAR	Rs.25,52,000.00 (Rupees Twenty lac Fifty Two thousand only)	Rs.2,56,000.00 (Rupees Two lac Fifty Six thousand only)	**21/06/2023 at 11.00 A.M to 05.00 P.M** **Property Id-IDIBKEPM001**	NOT KNOWN

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-23400020/23400021/23400022 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: https://ibapi.in and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://ibapi.in and www.mstcecommerce.com.

Place: MUMBAI

Date: 18/05/2023

AUTHORISED OFFICER