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 physical /constructive / **Symbolic** (whichever is applicable) possession of which has been taken by the Authorised Officer of Indian Bank, **Jogeshwari West Branch**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22.11.2023**, for recovery of **Rs. 28,08,333/- (Rupees Twenty Eight lakhs eight thousand three hundred thirty three only) as per Demand Notice dated 17.03.2023 plus interest till the date of realization and costs, charges and expenses** thereon from **17.03.2023** due to the Indian Bank, **Jogeshwari west Branch**, Secured Creditor, from **Mr Ashwin Vinayak Dalvi**

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

| | |
|---|---|
| **Detailed description of the Property** | **Flat No 303, 3rd Floor, Building No. 1, Wing D, Poonam Imperial Co op Hsg Soc Ltd. Rustomji Global City, Village Dongare, Virar (West),Taluka Vasai ,Dist Palghar 401303** |
| **Encumbrances on property if any** | **NIL** |
| **Reserve Price** | **Rs.31,32,000.00** |
| **EMD Amount** | **Rs.3,20,000.00** |
| **Bid incremental amount** | **Bid Incremental Value is Rs 10,000/-** |
| **Date and time of e-auction at the platform of e-auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi** | **22.11.2023 11:00 AM to 5:00 PM (with unlimited extension of 10 minutes duration each)** |
| **Property ID No.** | **IDIBJWAD01** |

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 **21.11.2023** 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.

## 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 |
|---|---|
| 98741050472<br>INDIAN BANK | JOGESHWARI WEST<br>IDIB000B853 |

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_य –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).

**For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, JOGESHWARI,FIRST FLOOR HEENA SHOPPING ARCADE, SV ROAD**

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).

Place: MUMBAI
Date: 07.11.2023

Authorised Officer