ANNEXURE-C

अंचल कार्यालय ,पुणे द्वितीय तल, हर्मिस वेव्ज सेंट्रल एव्हेन्यू रोड़, लेन न. – 3 कल्याणी नगर, पुणे - 411006	इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD • Banking That's # Twice As Good •	Zonal Office, Pune 2nd Floor, Hermes Waves Central Avenue Road, Lane No – 3, Kalyani Nagar Pune - 411006
फ़ोन/Ph: 020-26656663/26656664	ई-मेल/E-Mail : Zopune@Indianbank.Co.In	फ़ैक्स/Fax-020- 26656660

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Kalyani Nagar
Phone No: 02302424238

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,
To,
1. M/s Venkatesh Enterprises Prop: Shashikant N Gaikawad
S.No.12, Laxminagar, Near Gajraj Club, Lane No 17, Yerwada, Pune -411006

2. Shashikant N Gaikawad Prop M/s Venkatesh Enterprises
S.No.12, Laxminagar, Near Gajraj Club, Lane No 17, Yerwada, Pune -411006

3. Mr.Nagnath Shravan Gaikwad S/o Shravan Gaikwad
• Sr.No 12, Lakshmi Nagar, Yerwada, Near Santosh Mitra Mandal, Pune-411006.
• Flat No:105,first floor, building no:18, BSUP apartment,Hingne Mala,Opp toMiraj Railway Line,Hadapsar,Pune-411028

Sub: Loan account/s Occ A/c No. 6586393589 and Gecls A/c No 6888439089 in the name of M/s Venkatesh Enterprises with Indian Bank Kalyani Nagar branch

M/s Venkatesh Enterprises Prop: Shashikant N Gaikawad availed credit facilities from **Indian Bank, Kalyani Nagar Branch Pune,** the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Venkatesh Enterprises Prop: Shashikant N Gaikawad** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **30.08.2023** 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 **M/s Venkatesh Enterprises Prop: Shashikant N Gaikawad, Mr.Nagnath Shravan Gaikwad S/o Shravan Gaikwad** liable to the Bank to pay the amount due to the tune of **Rs. 16,18,430.00 (Rupees Sixteen lakhs eighteen thousand four hundred thirty only) as on 30.08.2023,** with further interest, costs, other charges and expenses thereon. She failed to make payment despite Demand Notice **dated 30.08.2023**

इंडियन बैंक / INDIAN BANK
अंचल कार्यालय, पुणे
Zonal Office, Pune
इलाहाबाद / ALLAHABAD

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As **M/s Venkatesh Enterprises Prop: Shashikant N Gaikawad, Mr.Nagnath Shravan Gaikwad S/o Shravan Gaikwad** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on **08.12.2023** 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 AUCTION ADOPTING THE e-AUCTION MODE.

*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 30.07.2024 is **Rs.16,18,000/-(Rupees Sixteen Lakhs Eighteen Thousand Only)** with further interest, costs, other charges and expenses thereon from 30.07.2024.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 21st August 2024 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 **10th to 14th August** 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 Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://www.ebkray.in** (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.

The intending Bidders/ Purchasers are requested to register with online portal **(https://www.ebkray.in** (PSB Alliance Pvt. Ltd.**)** using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 20/08/2024 i.e before the e-Auction Date and time in the portal. The registration, eKYC 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.ebkray.in** (PSB Alliance Pvt. Ltd.**) for depositing in bidders 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



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the date of confirmation of sale 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 A/c Name:-E-Auction EMD A/c Pune Zone	Bhosari Branch IFS Code:-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.

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

SCHEDULE

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date and Time for e-auction Property Id	Prior Encumbrance
All that piece and parcel of the flat No.105, on the first floor,area 25Sq.mtrs i.e 270 Sq.ft in building No.18 and the scheme known as B.S.U.P Parkalp,Constructed by PMC at S.No 89(part) at Village Hadapsar,Tal:Haveli,Dist.Pune within the limits of PMC and within the Jurisdiction of Sub-registrar Haveli,Pune Bounded by: East : Adj Flat No 106, West : Open North : Open South :Flat No 104	Rs. 7,30,000/- (Rupees Seven lakhs Thirty thousand only)	Rs 73,000/- (Rupees Seventy Three thousand only)	21.08.2024 from 10:00 hrs to 17.00 hrs IDIB6586393589	Not Known to Bank

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

Bidders are advised to visit the website (**https://www.ebkray.in**) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.ebkray@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.ebkray@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://www.ebkray.in** and for clarifications related to this portal, please contact Helpdesk No.8291220220

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://www.ebkray.in**.

Place: Pune
Date:31.07.2024

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AUTHORISED OFFICER