इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

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 provision 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** possession of which has been taken by the authorized officer of Indian Bank Branch, Secured Creditor, will be sold on Äs is where is ", As is what is " and "Whatever there is "on **22.05.2024** for recovery of **Rs 31,00,925/-(Rupees Thirty One Lakhs Nine Hundred Twenty Five Only) as on 04.05.2024** due to the Indian Bank, **Dombivali East** Branch, Secured creditor, from **Borrower: Mr.Rajesh Yeshwant Salvi & Mrs Rashmi Rajesh Salvi**

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

Property:

Detailed description of the property	Flat No 002,Ground Floor,B-wing,Maya Prem Apartment,Opp Gulmohar Society,Nandivli,Dombivali East,Tal- Kalyan,Dist – Thane – 421201
Encumbrances on the property	NIL
Reserve Price	Rs 15,00,000/-
EMD Amount	Rs 1,50,000/-
Bid Incremental Amount	Rs.10000.00
Date and time of e-auction	22.05.2024 11.00 AM to 5.00 PM
Property ID No	IDIBD047RAJESH

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 033-22901004 and other helpline 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.

Date: 04.05.2024
Place: Dombivali East

Authorised Officer
Sunil Mani
Chief Manager
Authorized Officer

Dombivali East Branch,Sudama Plaza, Manpada Road,Dombivli East – 421201
Contact no –0251 2801676/77

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NOTICE OF INTENDED SALE

Notice of intended 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.Rajesh Yeshwant Salvi & Mrs Rashmi Rajesh Salvi

Address – ROOM NO 3, GURKHA CHAWL, NR MAI NIWAS, SANJAY NAGAR
MUMBRA

Sub: Your Loan A/c No 6550530935 & 6550531236 with Indian Bank, Dombivali East Branch

Mr.Rajesh Yeshwant Salvi & Mrs Rashmi Rajesh Salvi availed Home Loan facility from Indian Bank, Dombivali East Branch, and the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mr.Rajesh Yeshwant Salvi & Mrs Rashmi Rajesh Salvi failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 03.06.2019 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 **Mr.Rajesh Yeshwant Salvi & Mrs Rashmi Rajesh Salvi** liable to the Bank to pay the amount due to the tune Rs 22,11,911/-(Rupees Twenty Two Lakhs Eleven Thousand Nine Hundred Eleven only) as on 03.06.2019 and the said amount carries further interest at agreed rate together with interest from 31.03.2019 till date of payment. Mr.Rajesh Yeshwant Salvi & Mrs Rashmi Rajesh Salvi failed to make payment despite Notice dated 03.06.2019.

As Mr.Rajesh Yeshwant Salvi & Mrs Rashmi Rajesh Salvi failed to make payment despite Demand Notices, the Authorized Officer took Physical possession of the schedule mentioned properties under the Act on 28.07.2023 after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to affect 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, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The amounts due as on 04.05.2024 for recovery of Rs 31,00,925/-(Rupees Thirty One Lakhs Nine Hundred Twenty Five Only) with further interest, costs, other charges and expenses thereon .

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.

Dombivali East Branch,Sudama Plaza, Manpada Road,Dombivli East – 421201
Contact no –0251 2801676/77

Sunil Mani
Chief Manager
Authorized Officer

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The date of sale is fixed as 22.05.2024 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 06.05.2024 to 21.05.2024 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://ibapi.in**and **www.mstcecommerce.com**) and using the provision in the system/software.

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 21.05.2024 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 anyinterest.

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
6097229831 "e-auction EMD account Mumbai Zone"	Indian Bank , Nariman Point Branch IDIB000N052

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 andwarranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

Dombivali East Branch,Sudama Plaza, Manpada Road,Dombivli East – 421201.

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Sunil Mani
Chief Manager
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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

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

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Property ID No	IDIBD047RAJESH

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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".

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Date: 04.05.2024
Place: Dombivali East

Authorised Officer

Sunil Mani
Chief Manager
Authorized Officer

Dombivali East Branch,Sudama Plaza, Manpada Road,Dombivli East – 421201
Contact no –0251 2801676/77