



UNIT NO 2, ARENJA ARCADE, SECTOR 17 VASHI, NAVII MUMBAI, VASHI, Dist-Thane-400703

ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)

NOTICE OF SALE

Branch : Vashi Sect 17

Phone No:

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

1.	M/s New Bharat Engineering Works (Borrower) Address : C/2, Minerva Industrial Estate, Bunder Road, Sewri €, Mumbai-400015 Address : D/30/09 TTC Industrial Work Area, MIDC, Opp Allana Cold Storage, Turbhe, Navi Mumbai-400703	3	Mr. Abbas Siraj Fodkar (Guarantor & Mortgagor) Address : A-903, Crystal Court, Sector-7, Plot No.18/27, Kharghar, Dist Raigad, Navi Mumabi-410210
2.	Mr. Ziauddin Siraj Fodkar (Borrower & Mortgagor) Address : A-903, Crystal Court, Sector-7, Plot No.18/27, Kharghar, Dist Raigad, Navi Mumabi-410210	4	Mrs. Banoo Siraj Fodkar (Guarantor & Mortgagor) Address : A-903, Crystal Court, Sector-7, Plot No.18/27, Kharghar, Dist Raigad, Navi Mumabi-410210

Sub: Loan Account of M/s New Bharat Engineering Works (Borrower) AC No.50053727204 & 58004396247 aof Indian Bank Vashi Sector 17 Branch

M/s New Bharat Engineering Works (Borrower) AC No.50053727204 & 58004396247 with Indian Bank **Vashi Sector 17 Branch**, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s New Bharat Engineering Works (Borrower)** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **02.01.2024** 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). M/s Pradeep Transport (Borrower) liable to the Bank to pay the amount due to the tune of **Rs.4,45,67,756.00 as on 01.01.2024** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **02.01.2024**

As of **M/s New Bharat Engineering Works (Borrower)** failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 17.05.2024 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 18.06.2024 Rs. 5.04,68,856/- (Rupees Five Crore Four Lakhs Sixty Eight Thousand Eight Hundred Fifty Six only) with further interest, costs, other charges and expenses thereon from 18.06.2024.

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

The date of sale is fixed as 26.07.2024 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 24.07.2024 to 25.07.2024 between **10.00 am**



UNIT NO 2, ARENJA ARCADE, SECTOR 17 VASHI, NAVII MUMBAI, VASHI, Dist-Thane-400703
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 tender form and the terms and conditions would be available in the website from 23.06.2024 to 25.07.2024 from **10.00 am to 7.00 pm.**

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 25.07.2024 till 7.00 PM 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 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 IFSC Code- 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 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)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. (This portion may be retained if it is a suit filed account)

SCHEDULE

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

Details/Description of Mortgage Assets	Reserve Price	EMD	Date, Time for e-auction and	Prior Encumbrance
--	---------------	-----	------------------------------	-------------------

UNIT NO 2, ARENJA ARCADE, SECTOR 17 VASHI, NAVII MUMBAI, VASHI, Dist-Thane-400703

			Property ID No.	
Property No.1- Bungalow on plot no.138, Sector-8, Vashi, Navi Mumbai District-Thane-400703 admeasuring plot area 400 sqmt. Built up area 1481 sqfrt.	Rs.7,63,00,000/- (Rupees Seven Crore Sixty Three Lacs only)	Rs.76,30,000/- (Rupees Seventy Six Lacs Thirty Six Thousands only)	26.07.2024 11.00 Am and Property ID No. IDIBV514NEWBH ARAT1	Nil
Flat No.3005, 30 th Floor, BARAZ 1, Arihant Clan, Aalisan Phase I, alongwith 1 car parking, old survey no.51, Hissa No.1,2,3 and 4, Survey No.75, Hissa No.A1, A2, and B, Survey No.74, Hissa No.6, New Gut / Survey No.51, Hissa No,0, Village Rohinjan, Khargar, Taluka Pavnvel, Dist Raigad-410206 carpet area 76.71 sqmt, Balcony area 9.76 sqmt. Total Area 86.47 sqmts.	Rs.1,42,44,000/- (Rupees One Crore Forty Two Lacs Forty Four Thousands only)	Rs.14,25,000/- (Rupees Fourteen Lacs Twenty Five Thousands only)	26.07.2024 11.00 Am and Property ID No. IDIBV514NEWBH ARAT2	Nil
Flat No.3006, 30 th Floor, BARAZ 1, Arihant Clan, Aalisan Phase I, alongwith 1 car parking, old survey no.51, Hissa No.1,2,3 and 4, Survey No.75, Hissa No.1A, 2A, and 2B, Survey No.74, Hissa No.6, New Gut / Survey No.51, Hissa No,0 of Village Rohinjan, Khargar, Taluka Pavnvel, Dist Raigad-410206 carpet area 76.71 sqmt, Balcony area 9.76 sqmt. Total Area 86.47 sqmts.	Rs.1,42,44,000/- (Rupees One Crore Forty Two Lacs Forty Four Thousands only)	Rs.14,25,000/- (Rupees Fourteen Lacs Twenty Five Thousands only)	26.07.2024 11.00 Am and Property ID No. IDIBV514NEWBH ARAT3	Nil

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.