

NOTICE OF INTENDED SALE
(Including for e-auction mode)

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

- 1) M/s. Sadguru Trading Corporation
Shop No.88, 2nd floor,
P.P.Chambers, Fateh Ali Road,
Near Station,
Dombivli East – 421201
(Borrower / Mortgagor)
- 2) Mr.Balaji Subhash Patil
Flat No. 303, Building No. 60,
Rajgruha CHS Ltd.
River Wood Park, Khidkali,
Dombivli East – 421 204
(Partner / Guarantor)
- 3) Mr.Vilas Sukharaj Khandizode
Room No.19 Second Floor
Sai Seva Bldg No.3
Near Subhash Diary, Gandhi Nagar
Dombivli (E) – 421201.
(Partner / Guarantor / Mortgagor)
- 4) Mrs.Vatsala Jagan Bankar
Flat No.13, Bldg A3 Chaitanya CHS
Near Apna Bazar, Ganesh Nagar
Dombivli (E) – 421201
(Mortgagor)
- 5) Mr.Rameshchandra T. Singhvi
Flat No.308, 3rd Floor
Shanti Sagar Bldg., Near Shanti Garden
Nilje, near Nilje Railway Station
Lodha Heaven
Dombivli (E) – 421204.
(Guarantor)





Sub: Your Secured Overdraft loan account No 6069488029 with Indian Bank Dombivli Branch.

M/s. Sadguru Trading Corporation (Borrower / Mortgagor) and Mr. Mr.Balaji Subhash Patil (Partner /Guarantor), Mr.Vilas Sukharaj Khandizode (Partner / Guarantor / Mortgagor) Mrs.Vatsala Jagan Bankar (Mortgagor) Mr.Rameshchandra T. Singhvi (Guarantor)have availed **Secured Overdraft loan** facility from Indian Bank, Dombivli Branch, the repayment of which are secured by mortgage/hypothecation of schedule mentioned properties hereinafter referred to as "the Properties". M/s. Sadguru Trading Corporation (Borrower / Mortgagor)and Mr.Balaji Subhash Patil (Partner / Guarantor) Mr.Vilas Sukharaj Khandizode(Partner / Guarantor / Mortgagor) Mrs.Vatsala Jagan Bankar (Mortgagor) Mr.Rameshchandra T. Singhvi (Guarantor)failed to pay the outstanding, therefore a Demand Notice dated 29/04/2017 under Sec 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon M/s. Sadguru Trading Corporation (Borrower / Mortgagor)and Mr.Balaji Subhash Patil (Partner / Guarantor) Mr.Vilas Sukharaj Khandizode(Partner / Guarantor / Mortgagor) Mrs.Vatsala Jagan Bankar (Mortgagor) Mr.Rameshchandra T. Singhvi (Guarantor) liable to the Bank to pay the amount due to the tune of Rs.23,17,405/= (Rupees Twenty three lacs Seventeen thousand four hundred five only) (as on 07/02/2019) with further interest, costs, other charges and expenses thereon M/s. Sadguru Trading Corporation (Borrower / Mortgagor)and Mr.Balaji Subhash Patil (Partner / Guarantor) Mr.Vilas Sukharaj Khandizode(Partner / Guarantor / Mortgagor) Mrs.Vatsala Jagan Bankar (Mortgagor) Mr.Rameshchandra T. Singhvi (Guarantor) failed to make payment despite Notice dated 29/04/2017.

As M/s. Sadguru Trading Corporation (Borrower / Mortgagor) and Mr.Balaji Subhash Patil (Partner / Guarantor) Mr.Vilas Sukharaj Khandizode(Partner / Guarantor / Mortgagor) Mrs.Vatsala Jagan Bankar (Mortgagor) Mr.Rameshchandra T. Singhvi (Guarantor)failed to make payment despite Demand Notice, the Authorised Officer took possession of the schedule mentioned properties under the Act on 05.09.2018 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 realise the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorised Officer intend 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 Securitisation 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 11/02/2019 is **Rs. 23, 22,452/- (Rupees Twenty three lacs twenty two thousand four hundred and fifty two only)** with further interest, costs, other charges and expenses thereon.





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

**The date of sale is fixed as 27.03.2019 which would be by e-auction mode.

The Inspection of the Schedule mentioned property and related documents and upto date EC may be had by the intending purchasers/bidders at his expense on 08.03.2019 between 12.00 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.bankauction.com> & www.indianbank.in and using the provision in the system / software, the same could be procured using the 'seal bid option' such that the activities could be done online. The tender form and the terms and conditions would be available in the website from 25.03.2019 to 26.03.2019.

The last date for submitting tenders/bids complying with all necessary terms along with EMD in the stipulated manner is 26.03.2019 by 4.00 PM

The tenders should be accompanied with EMD taken in DD / RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer without time lag, failing which the tender becomes disqualified.

The Nodal Bank account No./IFSC Code etc. for online money transfer is as under:

Nodal Bank A/c No.	IFSC Code
6097229831-"e-auction EMD account, Mumbai Zone "	IDIB000N052-Indian Bank, Nariman Point Branch.

The sale shall be conferred on the person making highest offer / tender / bid subject to confirmation by Secured Creditor. The undersigned / Authorised Officer reserves right to accept or reject the bid / tender without assigning any reason whatsoever.

Once the auction / e-auction is completed and sale is conferred on the person making the highest offer / tender / bid, the successful bidder will be intimated in person / by email, as the case may be, who has to remit 25% of the bid amount (less the EMD) immediately by DD / RTGS / NEFT / Account Transfer and / or any other acceptable mode of money transfer, failing which the EMD amount remitted will stand to be forfeited.

The balance sale price shall be paid within 15 days of confirmation of sale or extended time in writing. If the balance amount is not remitted within stipulated/agreed time, the amount of 25% remitted will also stand to be forfeited.

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 without any representation and warranties on the part of the Bank' relating to encumbrances 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

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

Mortgaged assets	Reserve Price (Rs)	EMD (Rs)	Date time and place of sale	Prior encumbrance
<p>Description of Property:</p> <p>All that part and parcel of Shop No.88, admeasuring 119 sq.ft. built-up, 2nd floor, in the building namely P P Chambers, Fateh Ali road, Dombivli (East) 421201, constructed on land bearing Survey No.6107 to 6115, 7363 to 7383, 7392, 7393, 7385 (part) at village Gajbandhan Patharli, Taluk Kalyan, bounded by</p> <p>Boundaries:</p> <p>North : CTS No.6101 & 6530 / Private Bungalow</p> <p>South : CTS No.7384 to 7391/ Monalisa Building</p> <p>East : CTS No. 6136,6139,7358,7346 etc / Residential Building</p> <p>West : Road</p>	20.23 lacs	2.02 lacs (10% of reserve price subject to Maximum of Rs.50.00 lacs)	27.03.2019 11.00 A.M to 1.00 P.M [Through E-Auction only.] Mumbai	Nil
Last date and time for submission of bid thro e-auction mode	26.03.2019 up to 4.00 P.M			

*Bidders are advised to visit the website *<http://www.bankeauctions.com> or contact Mr. Hareesh Gowda Mob. No. 9594579555 or mail hareesh.gowda@c1india.com for bid form and detailed terms and conditions which are annexed to the bid form. The bidders may also visit our banks website: www.Indianbank.in.

For more Information about property and other terms & conditions may contact Indian Bank Officer Mr. SHANKAR R. RAJMANE Mobile No. 7738152053 Indian Bank, Sudama Plaza Manpada road Dombivli (East), Thane -421201 to get assistance during entire process. You may also contact- Mr.K. Santhosh Kumar Authorised Officer Indian Bank, 11/12, Radha Krishna Niwas,N.c. Kelkar Road, Library Lane, Dadar, Mumbai -400028 during Office Hours- 7738152051

The Authorised Officer
Indian Bank



Place: Mumbai
Date: 21.02.2019