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|  <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक</p> <p>प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O. : 'Lokmangal', 1501, Shivajinagar, Pune - 411005.</p> | <p>Navi Mumbai Zonal Office CIDCO old admin building, P-17 Sector-1 Washi, Navi Mumbai. E-mail : zmnvm@mahabank.co.in Phone : 022-20878751/52</p> |  |
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NOTICE OF SALE THROUGH PRIVATE TREATY

Notice of sale through private treaty sale of movable & immovable assets charged to the bank Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

The Authorized Officer of Bank of Maharashtra has taken over possession of the schedule property (ies) u/Section 13(4) of the SARFAESI Act. Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS.

| Name & Address of Borrowers and Guarantors | | | Outstanding Dues for Recovery of which Property are being sold as per demand notice |
|---|--|---|---|
| Seawoods Branch M/s V P Engineering Plot no.977, Kedupada Kalamboli, Navi Mumbai 410218 Mr Thalonikara Lonappan Paul (Partner & Guarantor) & Mr Xavier Joseph Mullor(Partner & Guarantor) Flat no.701, Sakhu CHS, Plot No.22, Sec 44A, Nerul, Navi Mumbai 400706 | | | Rs.4,92,22,774.01(Rupees Four Crores Ninety Two Lakhs Twenty Two Thousand Seven Hundred Seventy Four only) plus unapplied interest @17.65% p.a. w.e.f. 01.04.2014 Inspection of the property: From 01.10.2021 to 05.10.2021, prior appointment is mandatory to avoid overcrowding. For further details of the property and appointment for inspection, contact Mr Omkar Shinde, Branch Manager, Seawoods Branch 9773397448 |
| Lot No. | Description of properties | Reserve Price | EMD Amt. |
| 1. | Flat no.405, 4 th Floor, 'C' Wing, "Eden Estate CHS Ltd", Plot no.45, Sector 10, Kamothe, Navi Mumbai Tal Panvel District Raigad admeasuring built up area 826 sq ft. | Rs.67,02,250/- (Rupees Sixty Seven Lakhs Two Thousand Two Hundred fifty only) | Rs.6,70,225/- (Rupees Six Lakhs Seventy Thousand Two Hundred Twenty Five Only) Type of Possession: Physical possession |



Standard terms & conditions for sale of property through private treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS.
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer. If higher bidder fails to deposit the remaining amount in terms of clause (2) above; then bank may request & accept the second higher offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARAESI Act / Rules.

Date: 27.10.2021

Place: Vashi



**Authorised Officer
Bank of Maharashtra**

