

STATE BANK OF INDIA BRANCH

Annexure-2

Address of the Branch: SME Backbay Reclamation Branch, Ground Floor, Mittal Court, B Wing, Nariman Point, Mumbai - 400021

Authorised Officer's Details: Name: Shri Pankaj Kumar Pathak

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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 undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property(ies) u/s 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".

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".
2. The purchaser will be required to deposit 25% of the sale consideration on or before 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.
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 SARFAESI Act / Rules.
13. The public at large are also hereby informed dispute in these properties that:
 - i. The Chain of Original Title Documents of the said properties are missing.
 - ii. The Original Agreement of Sale of these properties is held with the E.O.W. Court, Mumbai. Further, the cost of withdrawing these documents shall be borne by the purchaser
 - iii. The Occupation Certificate for the said properties has not yet issued nor is the tap water connection available in the premises.
 - iv. The society is also not yet formed.
 - v. The owner is having dues of more than Rs. 10 lakhs towards Municipal Taxes and Maintenance Charges to be paid to the Municipal Authorities and the builder. These dues have to be borne by the purchaser.

SCHEDULE

Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
<u>Land and Building</u> Office Premises bearing Unit No 14 and 15 on 2nd floor of the building known as “Gold Filled Plaza” situated on property bearing C.S. No. 528 of Dharavi Division at 82-H, Gold Filled Enclave, Sion - Bandra Link Road, Mumbai – 400017 Built up 550 Sq.ft. and Carpet 208 Sq.ft. and Built up 550 Sq.ft. and Carpet 208 Sq.ft. respectively.	Rs . 65,00,000/- (Rupees Sixty Five Lacs Only) for both the units no 14 & 15.
<u>TOTAL</u>	Rs 65,00,000/-

For STATE BANK OF INDIA

Date: 01/12/2021

Place: Mumbai

AUTHORISED OFFICER