

Annexure-2

STATE BANK OF INDIA

BRANCH : **Stressed Assets Recovery Branch, Churchgate, Mumbai**
Address of the Branch : 6th Floor, The International, 16 Maharshi Karve Road,
Churchgate , Mumbai -400020
Authorised Officer's Details : Mr. Jagdish Kumar
Name: Phone Nos. of Branch : 022-22053163/ 22053164/22053165
e-mail ID : jagdish.kumar@sbi.co.in
E-mail ID of Branch : sarc.mumbai@sbi.co.in
Mobile No : 9967111682
Landline No. (Office) : 022-22053163

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF 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 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.

SCHEDULE

Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
ALL THAT piece or parcel of land or ground hereditaments and premises popularly known as Government Built Porperty being and lying at Village Wadhavli, being Part of survey nos. 67,68, 69, 71,73,77A, 77B, 77D and 78, in the registration Sub District of Mumbai City and Mumbai Surburban and bearing semi detached house marked as "A" bearing plot no 31, admeasuring about 260 square yards equivalent about 217.40 sq. m or there about in Muncipal Ward No. M-2-B and bearing C.T.S No. 425 and situate at Chembur, Mumbai -400074, and bearing in the registration District of Mumbai City and Mumbai Suburban and bounded as follows : On or towards the North by- Plot no.32, On or towards the East by – Plot No. 30, On or towards the South by – Semi-Detached House Marked "B" on Plot No.31, On or towards the West by – 30' Road standing in the name of Shri Joginder Singh Magoo and Mrs. Bharti Magoo.	Rs . 3.60 Cr. (Rupees Three Crores Sixty Lakhs only)
TOTAL	Rs . 3.60 Cr.

Date: 16.03.2018
Place: Mumbai

For State Bank of India
Authosied Officer