

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

SALE NOTICE UNDER SARFAESI ACT, 2002 (Hereinafter Referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT), RULES, 2002 (Hereinafter referred to as Rules)

Pursuant to Notice U/S 13(2) and 13(4) of the above Act, the possession of the below mentioned property was taken on behalf of RattanIndia Finance Pvt Ltd . by Authorized officer of the RattanIndia Finance Pvt Ltd on 29-06-2022 .

Whereas the Authorized officer of the RattanIndia Finance Pvt Ltd has decided to sell the property described herein below on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” WHATEVER THERE IS” without recourse under rules 8 & 9 of the said Act, through Public Auction (E-Auction).

Names of the Borrowers / Co-Borrowers / Guarantors / Mortgagors	Amount Outstanding	
1. Mehta Surgical 2. Mr. Tushar Mansukhlal Mehta 3. Geeta Tushar Mehta 4. Trishna Rajeev Patani	Rs. 3,92,13,901/- due on 21.07.2022 subject to further interest and charges at contracted rate	
Date of Possession: 29.06.2022	Date of Demand Notice: 04.07.2020	
Description of Property	Reserve Price	EMD
FLAT NO. 502, 5TH FLOOR, PANCHVATI BUILDING NEXT TO RAMABAI PARAJPE ROAD, TILAK VIDYALAYA MARG, VILE PARLE, EAST MUMBAI-400057. Admeasuring 710 Sq.ft. Carpet Area Along with Balcony And Dedicated Parking.	Rs. 2,50,00,000/-	Rs. 5,00,000/-
❖ DATE AND TIME OF E-AUCTION: 01.09.2022 FROM 11 AM ❖ LAST DATE FOR SUBMISSION OF BID: 27.08.2022 ❖ INSPECTION DATE FOR ABOVE MENTIONED PROPERTY: 27-28. Aug.2022, FROM 10:00 AM TO 06:00 PM ❖ Date of auction postponed from 31.08.2022 to 01.09.2022 on account of Ganesh Chaturthi festival		

TERMS AND CONDITIONS: -

- ❖ Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the **Authorized Officer of RattanIndia Finance Pvt Ltd , 2. Rd Number 16, Shree Krishna Nagar, MIDC Area, Marol, Andheri East, Mumbai, Maharashtra 400093** on any working day.
- ❖ Sealed tenders (in the prescribed tender documents/ e-bidding catalogue only) along with the earnest money deposit (EMD) of Rs 10,00,000/- should be deposited in the office RattanIndia Finance Pvt Ltd , **2. Rd Number 16, Shree Krishna Nagar, MIDC Area, Marol, Andheri East, Mumbai, Maharashtra 400093** on or before date mentioned above. Payments should be made only by demand drafts/pay orders drawn on ascheduled bank in favour of “ RattanIndia Finance Pvt Ltd .” payable at par at **Mumbai** . Tenders that are not duly filled up or tenders not accompanied by the EMD, or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders and shall accordingly be rejected. The date of e-auction and time mentioned hereinabove column.
- ❖ Documents: along with tender documents / e-bidding catalogue the tenders should also attach copy of his / her photo identity proof such as self attached copy of the Aadhar Card, driving license, copy of pan card issued by Income tax department etc.
- ❖ The bid price to be submitted shall be above the Reserve Price and the bidders shall improve their further offer in multiple of Rs. 10,000/- .The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
- ❖ Upon Receipt of The Necessary Documents as mentioned above within the stipulated Date and Time, password/user id will be provided by M/s. e-Procurement Technologies Limited to Eligible Tenderers / Prospective Purchasers to participate in the Online Auction at <https://sarfaesi.auctiontiger.net>. Necessary trainings will be provided by M/s. e-Procurement Technologies Limited for this purpose.
- ❖ The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are:
 - A) e-Procurement Technologies Limited (Auction Tiger) is assisting The Authorized Officer in conducting the Online Auction.
 - B) Detailed Terms and Condition for Participating in the Online Auction, Format, Application, Declaration, etc., can be Downloaded from Website <https://sarfaesi.auctiontiger.net>

RattanIndia Finance Pvt. Ltd.

(CIN: U65100DL1995PTC071198)

Regd: Off. Address: S 29-32, 2nd Floor, Vasant Square Mall, Pocket V,
Sector B, Vasant Kunj, New Delhi-110070

Website: www.rattanindia.in: Email Id: secretarial@gmail.com

- ❖ The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) within 48 hours of the closure of the e-auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 days of confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the Bank shall forfeit amounts already paid/deposited by the purchaser.
- ❖ The EMD of the unsuccessful bidder will be returned on the closure of the E-auction proceedings within 3 working days
- ❖ The sale is subject to confirmation by the Bank. If the Borrower/Guarantor pays the amount due to the bank in full before date of sale, no sale will be concluded.
- ❖ To the best of knowledge and information of the AO, no other encumbrance exists on the mortgaged property, however the prospective tenderers are advised to do their own due diligence in this regard. The AO shall not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect to the aforesaid mortgaged property.
- ❖ Inspection of the aforesaid property can be done on **27-28 Aug 2022, from 10:00 am to 06:00 pm** by the interested parties/ tenderer after seeking prior appointment with AO. The AO has the right to reject any tender/ tenders (for either of the property) without assigning any reasons thereof.
- ❖ On compliance of terms of sale, Authorized Officer shall issue 'Certificate of Sale' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT/GST etc. to be borne by the purchaser.
- ❖ The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
- ❖ For detailed terms and conditions of the sale, please refer to the link provided in <https://www.rattanindia.in/sites/default/files/sale-notice-e-auction-mehta.pdf>

Secured Creditor's website i.e. <https://www.rattanindia.in/notices> or <https://sarfaesi.auctiontiger.net>.

In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of RattanIndia Finance Pvt Ltd . **Mr. Tahir Sayed (8356856548) & Sandeep Singh Negi (9891000133)** or Email : tahir.sayyed@rattanindia.in & sandeep.negi@rattanindia.in and Officials of **M/s e-Procurement Technologies Limited (Auction Tiger)**, Bidder Support is :079-68136854/855/851/800. 9265562818/9265562821/9265562819. Ram Sharma -9978591888 Email : ramprasad@auctiontiger.net, support@auctiontiger.net through the web portal <https://sarfaesi.auctiontiger.net>.

As contemplated U/s.13(8) of the Act, in case our dues together with all costs, charges and expenses incurred by us are tendered at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.

SALE NOTICE TO BORROWER / GUARANTORS

The above shall be treated as Notice to the Obligates to pay the same within 30 days from the date of publication.

Sd/

Date- 23.07.2022,

Place- Mumbai

Authorized Officer

RattanIndia Finance Pvt Ltd

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(CIN: U65100DL1995PTC071198)

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