



Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.

PUBLIC NOTICE FOR E- AUCTION - SALE OF IMMOVABLE PROPERTY
Under Securitization and Reconstruction of Financial Assets and Security Interest Act (Under Rule 8(6) read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

WHEREAS,

ASREC (India) Ltd, a company incorporated under the Companies Act, 1956 is registered with Reserve Bank of India as a Securitization and Reconstruction Company under section 3 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Solitaire Corporate Park, Building No.2 - Unit No.201-202A & 200-202B, Ground Floor, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093 (hereinafter referred to as "ASREC") and secured creditor of borrower Account names **Mr Suresh Poovappa Chowta Jt (Individual), Mrs Usha Suresh Chowta (Joint/Co-borrower) 2) M/s. Robertha Foods (Partners and Joint/Co-borrower) Mrs Bertha Crasto, Mr Rouston Crasto, Ms Althea Crasto (legal heirs of deceased Mr Robert John Crasto) & Mr Suresh P Chowta with Mrs Usha Suresh Chowta (Joint/Co-borrower) 3) M/s. Robertha Edible Oil Wholesale Dealers (Partners and Joint/Co-borrower) Mrs Bertha Crasto, Mr Rouston Crasto, Ms Althea Crasto (legal heirs of deceased Mr Robert John Crasto) & Mr Suresh P Chowta with Mrs Usha Suresh Chowta (Joint/Co-borrower), and Guarantor Mr. Ambrose John Crasto (hereinafter referred to as "Borrowers" "Mortgagors" and "Guarantor")** by virtue of Deed of Assignment Agreement dated **25.03.2021** executed with original lender **Bharat Co-operative Bank (Mumbai) Ltd** (hereinafter referred to as "Assignor Bank"), whereby ASREC (India) Ltd., in its capacity as trustee of ASREC PS-12/2020-21 Trust, has acquired the financial assets of aforesaid borrowers from Bharat Co-operative Bank (Mumbai) Ltd with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

1. The Authorized Officer of Bharat Co-operative Bank (Mumbai) Ltd (Assignor Bank) in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 17.08.2020 u/s 13(2) of the said act calling upon all the aforesaid borrowers/mortgagors/guarantors in their capacity for repayment of total outstanding amount aggregating to **Rs. 2,66,69,751/- (Rupees Two Crore Sixty Six Lacs Sixty Nine Thousand Seven Hundred Fifty One Only)** with further interest thereon in respect of the advance granted by the Bharat Co-operative Bank (Mumbai) Ltd., within the stipulated period of 60 days. Details of Total outstanding as below :

Name of the Account	Amount
1. Mr Suresh Poovappa Chowta Jt (Individual), Mrs Usha Suresh Chowta (Joint/Co-borrower)	Rs 6,02,325/- (together with further interest @9.90% p.a + penal interest @ 2% p.a thereon with effect from 25.07.2020)
2. M/s. Robertha Foods (Partners and Joint/Co-borrower) Mrs Bertha Crasto, Mr Rouston Crasto, Ms Althea Crasto (legal heirs of deceased Mr Robert John Crasto) & Mr Suresh P Chowta with Joint borrower Mrs Usha S Chowta.	Rs 95,83,192/- (together with further interest @13.90% p.a + penal interest @ 2% p.a thereon with effect from 25.07.2020)
3. M.s Robertha Edible Oil Wholesale Dealers (Partners and Joint/Co-borrower) Mrs Bertha Crasto, Mr Rouston Crasto, Ms Althea Crasto (legal heirs of deceased Mr Robert John Crasto) & Mr Suresh P Chowta with Joint borrower Mrs Usha S Chowta.	Rs 1,64,84,234/- (together with further interest @13.90% p.a + penal interest @ 2% p.a thereon with effect from 25.07.2020)
Total Outstanding Amount	Rs 2,66,69,751/-

2. As the Borrowers, Joint/Co-Borrower/Partners/Guarantor/Mortgagors having failed to repay the entire dues as per said demand notice dated 17.08.2020 under Sec.13 (2) of the said Act, within the stipulated period of sixty days and pursuant to aforesaid Assignment Agreement dated 25.03.2021 in favor of ASREC (India) Limited, the Authorized Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the secured assets, more particularly described in the schedule here under, on 26.02.2024 in respect of Flat No. 205, 2nd Floor, admeasuring 830 Sq ft super built up area, B-Wing, Sarvoar CHS, constructed on Land bearing S.No 99, Hissa No 2, CTS No 1513 of village Eksar, Near Shani Ashram, Opp Devki Nagar, Eksar Road, Borivali (West) Mumbai 400103 (Owned by Mr. Suresh. P. Chowta and Mrs Usha Suresh Chowta).

3. Since the entire dues have not been cleared, Notice is hereby given to the public in general and Borrower(s), Joint/Co-borrower and Guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues in the account, as per aforesaid demand u/s 13 (2) notice after giving due credit to the payment received subsequent to the said notice, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property.

The property shall be sold strictly on **“AS IS WHERE IS”, “AS IS WHAT IS”, “As is Whatever Condition there is” and “NO RECOURSE”** basis.

Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (In Rs.)
Flat No. 205, 2 nd Floor, admeasuring 830 Sq ft super built up area, B-Wing, Sarvoar CHS, constructed on Land bearing S.No 99, Hissa No 2, CTS No 1513 of village Eksar, Near Shani Ashram, Opp Devki Nagar, Eksar Road, Borivali (West) Mumbai 400103 (Owned by Mr. Suresh.P.Chowta and Mrs Usha Suresh Chowta).	144.00	14.40	1.00

TERMS & CONDITIONS: -

1.To the best of knowledge and information of the Authorised Officer, there is no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.

2. THE E-AUCTION WILL BE HELD ON 18.12.2024 BETWEEN 10.00 A.M TO 12.00 P.M. WITH UNLIMITED AUTO TIME EXTENSION OF 5 MINUTES EACH, TILL THE SALE IS CONCLUDED.

3. E-auction will be conducted under “online electronic bidding” through Asrec’ s approved service provider M/s. C1 INDIA PRIVATE LIMITED at website:

<https://www.bankeauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and <https://www.bankeauctions.com>.

The intending bidder shall hold a valid e-mail address. The contacts of **M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.: (+91-124-4302020/ 21/ 22, + 917291981124/ 1125/ 1126, Email gujarat@c1india.com, support@bankeauctions.com.**

4. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.

5. The particulars given by Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ views.

6. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and No Recourse basis". The property shall not be sold below reserve price and sale is subject to confirmation of Asrec India Ltd, the secured creditor. Bids in the prescribed format given in the tender document shall be uploaded on the website of C1 India Pvt. Ltd. viz. bankeauctions.com on or before **17.12.2024 upto 4.00 p.m.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

7. The intending purchasers/bidders are required to deposit EMD amount either through NEFT /RTGS in the Account No.: 009020110001517, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: ASREC-PS 12/2020-21 TRUST, IFSC Code: BKID 00000 90. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders

shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.

8. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.

9. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

10. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.

11. The interested bidders can inspect the property on **10.12.2024 from 11.00 AM to 1.00 PM**. Contact Details: Mr. A.Jaganath Rao - Cell No. 9892911241, 022 - 61387036, Mr. Harshad V. - Cell No. 9594692251, 022-61387057, Jagdish Shah - Cell No. 70214 28336, 022 61387042 may be contacted for any queries

12. The Authorized officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.

13. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law. All out goings, i.e. Municipality/Local Body Taxes, Water Taxes/dues, Maintenance/Society Charges, Electricity, Gas Connection charges or any other Overdues in respect of the said property shall be paid by the successful bidder/purchaser.

14. The highest bid will be subject to approval of the secured creditor. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of PRIVATE TREATY or under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules and the SARFAESI Act, 2002.

15. THIS NOTICE SERVE AS 15 (Fifteen) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/GUARANTORS FOR SALE OF SECURED PROPERTIES UNDER RULES 8(6) & 9(1) OF SARFAESI ACT AND SECURITY INTEREST

(ENFORCEMENT) RULES ON THE ABOVE MENTIONED DATE IF THEIR
OUTSTANDING DUES ARE NOT PAID IN FULL

Date : 25.11.2024

Place : Mumbai

**Sd/
Authorized Officer,
ASREC (India) Ltd.**



(Registered Office: Bldg No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.)

APPLICATION FOR BID AS ADVERTISED IN FREE PRESS JOURNAL (English) & Navshakti (Marathi) – dated 25.11.2024 IN THE A/C Suresh Poovappa Chowta

1. Name of the bidder : _____

2. Address of the bidder : _____
(Attach residence proof)*

3. PAN NO. : _____
(Attach copy of PAN Card)*

4. Details of Bid offered : _____

5. Bid Amount Offered : Rs. _____

6. Bid Amount negotiable towards increase in amount : Yes/ No _____

7. Details of Earnest Money Deposited (EMD) : Pay Order/Draft no. _____
(Favoring "ASREC PS 12/2020-21 TRUST ")

Dated _____ Amount Rs. _____

*optional

I/We HEREBY CONFIRM THAT I/We HAVE GONE THROUGH THE OFFER DOCUMENT OF THE ASREC (INDIA) LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER (DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED)

DATED: _____

PLACE: _____

(Signature of the bidder/s)