

ASREC (India) Limited

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

APPENDIX-IV-A

PUBLIC NOTICE FOR AUCTION – SALE OF IMMOVABLE PROPERTIES (Under Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

WHEREAS,

ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue of Assignment Agreement dated 27.10.2021 executed with Nav Jeevan Co-operative Bank Ltd. Acting in its capacity as Trustee of ASREC-PS 04/2021-22 and has acquired the secured debt of **M/s Shree Maa Construction Co. (partnership firm) and its partners/guarantors/mortgagors Shri. Ashok P Sangtani (partner), Smt. Hema Ashok Sangtani (partner), Shri. Manish Ashok Sangtani (partner), Shri. Sunil Ashok Sangtani (partner) and Mrs. Veena J. Sangtani (Guarantor), Mr. Keshav K. Chandnani (Guarantor), Mr. Jagdish Chandnani (Guarantor), Mr. Rakesh Golani (Guarantor & mortgagor)** along with underlying securities from the original lender, Nav Jeevan Co-operative Bank Ltd.

The Authorized Officer of Nav Jeevan Co-operative Bank 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 07.06.2022 u/s 13(2) of the said act (sent on 02.07.2022) calling upon all the aforesaid borrowers/mortgagors/guarantors in their capacity for repayment of total outstanding amount aggregating to **Rs.4,24,08,377/- (Rupees: Four Crore Twenty Four Lakh Eight Thousand Three Hundred Seventy Seven Only) As on 30.04.2022** with further interest thereon from 01.05.2022, in respect of the advances granted by the Nav Jeevan Co-operative Bank Ltd., within the stipulated period of 60 days as mentioned in the Demand Notices under Sec 13(2) of the said Act served upon the borrowers & Joint/Co-borrowers.

Details of Total outstanding as below :

Name of the Account	Facilities/Amount
M/s Shree Maa Construction Co. (Partnership firm), Shri. Ashok P Sangtani (Partner), Hema Ashok Sangtani (Partner), Shri. Manish Ashok Sangtani (Partner), Shri. Sunil Ashok Sangtani (Partner), Mrs. Veena J. Sangtani (Guarantor), Mr. Keshav K. Chandnani (Guarantor), Mr. Jagdish Chandnani (Guarantor) & Mr. Rakesh Golani (Guarantor & mortgagor)	Cash Credit Limit A/c No. 4350025020009748 Rs. 4,24,08,377/- as on 30.04.2022 together with further interest@13% p.a + penal interest @ 2% p.a thereon with effect from 01.05.2022.
Outstanding Amount	Rs. 4,24,08,377/- as on 30.04.2022

As the Borrowers, Joint/Co-Borrower/Partners/Guarantor/Mortgagors having failed to repay the entire dues as per said demand notice dated 07.06.2022 under Sec.13 (2) of the said Act, within the stipulated period of sixty days and pursuant to aforesaid Assignment Agreement dated 27.10.2021 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 below mentioned properties viz. Sr. no 1 on 03.10.2023 and Sr.no.2 on 02.12.2022 by virtue of Section 13(4) read with section 14 of SARFAESI Act,2002.

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 properties 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 properties.

The properties shall be sold strictly on "AS IS WHERE IS", "AS IS WHAT IS", "As is Whatever Condition there is" and "NO RECOURSE" basis for recovery of Aggregate combined total of **Rs.4,24,08,377/- (Rupees: Four Crore Twenty Four Lakh Eight Thousand Three Hundred Seventy Seven Only) As On 30.04.2022 With Further Interest Thereon From 01.05.2022**, due to secured creditor from M/s Shree Maa Construction Co. The reserve price and EMD etc are given below :

Sr. No	Description of the Properties	Reserve Price (Rs. in Lakhs)	E.M.D. (Rs. in Lakhs)	Bid Incremental Value Rs. in Lakhs)
1	Barrack no.1507, Room no.12-B, bearing CTS No.19572/3/4 assessed under ward no.45, khata no.219, Sr.No.45/0026, Maharishi Valmiki Nagar, VTC Road, Section 30A, Ulhasnagar-421004 areas adm.252 sq. yds. in the name of Shri Rakesh Shewaram Golani, Boundaries : East - Open, West - Open, South- Road, North-Room No 12-A Ulhasnagar - 421004.	109.00	10.90	00.50
2	Flat no.503, 5th floor, in the building knows as Shivlok Apt, Section 19, Ulhasnagar-421003, in the name of Shri Ashoklal P Sangtani ,Boundaries : East-Ulhasnagar-421003, West - -do-, South - Sheet No.28, North - U. No.28.	29.83	2.98	0.25

Details of auction:

Auction Date & Time :- on 24.01.2025 at 11.00 A.M.

Inspection of Properties :-

Sr. No	Properties	Date and Time
1.	Barrack no.1507, Room no.12-B, bearing CTS No.19572/3/4 assessed under ward no.45, khata no.219, Sr.No.45/0026, Maharishi Valmiki Nagar, VTC Road, Section 30A, Ulhasnagar-421004	On 17.01. 2025 from 11.00 A.M to 1.00 P.M
2.	Flat no.503, 5th floor, in the building knows as Shivlok Apt, Section 19, Ulhasnagar-421003,	On 17.01.2025 from 1.00 P.M to 3.00 P.M

Collection of Bid Forms: From 07.01.2025 to 23.01.2025 - 10.00 a.m. to 4.00 p.m.

Last date & time for submission of Bid Forms: Till up to 23.01.2025 - 5.00 p.m.

Venue of Bid Forms Collection/submission & Venue of Auction & Bids opening: From the office of ASREC (INDIA) Ltd. at 201/202A, Building No. 2, Solitaire Corporate Park, Andheri-Ghatkopar Link Road, Chakala, Andheri (E), Mumbai - 400093. Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.co.in). The Offers/tenders received by ASREC, shall be opened by the Authorised Officer at our above mentioned office address on **24.01.2025 at 11.00 A.M.** wherein inter-se bidding, may take place.

TERMS & CONDITIONS:

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrances on the properties. The intending bidders should make their own independent enquiries regarding encumbrances, title of properties put on auction and claims/rights/dues affecting the properties 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 properties 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. Auction will be held for the entire properties as stated above on "As is where is", "As is what is" and "As is Whatever There is" and No Recourse basis".
3. Bid in the prescribed format given in the tender document alongwith 10% EMD amount in form of Demand Draft or fund transfer by way of RTGS as per details given below, shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093. The bid form or EMD received after **5:00 p.m. on 23.01.2025** for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
4. 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.
5. 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 Authorised Officer and in default of such deposit, EMD will be forfeited and the properties shall be sold again.
6. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the properties 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 period, the deposit shall be forfeited and the properties shall be resold and the defaulting purchaser shall forfeit all claims to the properties or to any part of the sum for which it may be subsequently sold.
7. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. The Bid without EMD amount and or/less than the Reserve price shall not be accepted / confirmed.

9. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the **Account No.: 009020110001529, with Bank of India, SSI, Andheri Branch, IFSC Code : BKID0000090 Name of the Beneficiary : ASREC PS-04/2021-22 TRUST**, or by way of **Demand Draft** drawn in favour of **ASREC-PS- 04/2021-22 TRUST** drawn on any Nationalized or Scheduled Bank and payable in Mumbai.

10. The interested bidders can inspect the properties: -

Sr. No	Properties	Date and Time
1	Barrack no.1507, Room no.12-B, bearing CTS No.19572/3/4 assessed under ward no.45, khata no.219, Sr.No.45/0026, Maharishi Valmiki Nagar, VTC Road, Section 30A, Ulhasnagar-421004	On 17.01. 2025 from 11.00 A.M to 1.00 P.M
2	Flat no.503, 5th floor, in the building knows as Shivlok Apt, Section 19, Ulhasnagar-421003,	On 17.01.2025 from 1.00 P.M to 3.00 P.M

Contact Details: Mr. Harshad V. - Cell No. 9594692251, 022-61387057, Ms. Ankita Dhakan- Cell No. 9819270587, Mr. Jagdish Shah – Cell No. 70214 28336, 022 61387042 may be contacted for any query.

11. The Authorised officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.

12. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.

13. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.

14. 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. The highest bid will be subject to approval of the secured creditor/ Authorised Officer.

THIS NOTICE SERVE AS 15 (FIFTEEN) DAYS NOTICE TO THE BORROWERS & JOINT/CO-BORROWERS/SURETY 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: 07.01.2025

Place: Mumbai

Authorised Officer,
ASREC (India) Ltd.



(Registered Office: 201/202, Building No. 2, Solitaire Corporate Park, Andheri Kurla Link Road, Andheri - East, Mumbai - 400093)

APPLICATION FOR BID AS ADVERTISED IN FREE PRESS JOURNAL, ENGLISH AND NAV SHAKTI -MARATHI DATED 07.01.2025 IN THE A/C. OF M/S SHREE MAA CONSTRUCTION CO..

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 04/2021-22 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)