

# 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 PROPERTY (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 24.03.2020 executed with Bharat Co-operative Bank (Mumbai) Ltd. Acting in its capacity as Trustee of ASREC-PS 06/2019-20 and has acquired the secured debt of **Mr. Harish Poojary & Mrs. Gulabi Harish Poojary** borrower/ Co-borrower along with underlying securities from the original lender, Bharat Co-operative Bank (Mumbai) Ltd.

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 09.07.2019 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. 8,77,06,910.96 (Rupees Eight crore seventy seven lakhs six thousand nine hundred ten and paise ninety six 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 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 :-

Sr. No	Name of the Accounts	Amount
1.	a. Mr. Harish Poojary (Borrower) b. Mrs. Gulabi Harish Poojary (Co-Borrower)	(i) Cash Credit Limit A/c No.003213100000240 Rs. 5,42,85,579.00 as on 30.06.2019 together with further interest@13.90% p.a + penal interest @ 2%p.a thereon with effect from 01.07.2019.  (ii) Asset Backed Loan A/c No.003233540000077 Rs. 1,76,62,593.00 as on 26.06.2019 together with further interest @ 13.90 %p.a + penal interest @ 2%p.a thereon with effect from 27.06.2019.

2.	a. Mrs. Gulabi Harish Poojary (Borrower) b. Mr. Harish Poojary (Co-Borrower)	(i) Housing Loan A/c No.003233310067020 Rs. 65,28,798.96 as on 27.06.2019 together with further interest@10.15% p.a + penal interest @ 2%p.a thereon with effect from 28.06.2019.  (ii) Term Loan A/c No.003233510066168 Rs. 92,29,940.00 as on 05.06.2019 together with further interest @ 13.90 %p.a + penal interest @ 2%p.a thereon with effect from 28.06.2019.
	<b>Aggregate Outstanding Amount</b>	<b>Rs. 8,77,06,910.96</b>

As the Borrowers, Joint/Co-Borrower/Partners/Guarantor/Mortgagors having failed to repay the entire dues as per said demand notice dated 09.07.2019 under Sec.13 (2) of the said Act, within the stipulated period of sixty days and pursuant to aforesaid Assignment Agreement dated 24.03.2020 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 possession of the property more particularly described in Schedule here under on 02.01.2020.

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 for recovery of Aggregate combined total of **Rs. 8,77,06,910.96 (Rupees Eight crore seventy seven lakhs six thousand nine hundred ten and paise ninety six only)** as on due to secured creditor from Mr.Harish Poojary and Mrs Gulabi Harish Poojary . The reserve price and EMD etc are given below :

Description of the Property	Reserve Price (Rs. in Lakhs)	E.M.D. (Rs. in Lakhs)	Bid Incremental Value Rs. in lacs
1. Non- agricultural immovable property Sy.No.1-1B3AC2A11(as per Occupancy Certificate 1-1B8) adm. 60 cents of land alongwith residential building known as "Spoorthi" consisting of (i) Ground floor [a] Plinth Area 4841.13 Sqft. [b] Car Porch area, 618.70 sq.ft. [c] Sit-out area 199.92 sqft (ii)First floor [a] Plinth Area 4083.42 Sqft. [b] Balcony Area 364.42 Sqft. (Total Area 10111.59 Sqft) situated at Kumbhashi Village of Kundapura Taluk, Ganesh Nagar Locality, Vakwady Post, Udupi District - 576257 owned by Mrs. Gulabi , W/o Mr. Harish Poojary.	<b>570.00</b>	<b>57.00</b>	<b>1.00</b>

2. Non-agricultural immovable property comprised in Sy.No.1-16 (earlier S.No.1/1B), adm. 42.50 cents of land at Kumbhashi Village of Kundapura taluk falling within Kumbhashi Grama Panchayath Limits (as per Form No.9 and 11A Property No.15260204100120473), Vakwady Post, Udupi District -576257 owned by Mr. Harish Poojary			
3. Non agricultural immovable property comprised in Sy. No. 1-1B3A3C2A9 admeasuring 24 cents of land situated at Kumbhashi Village of Kundapura Taluk Ganesh Nagar locality Vakwady Post Udupi District 576257 owned by Mrs. Gulabi W/o Mr. Harish Poojary.			
4. Non agricultural immovable property comprised in Sy. No. 1-1B3A3C2A10 admeasuring 20 cents of land situated at Kumbhashi Village of Kundapura Taluk Ganesh Nagar locality Vakwady Post Udupi District -576257 owned by Mrs. Gulabi W/o Mr. Harish Poojary.			

**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 07.02.2025 BETWEEN 10.00 A.M TO 12.00 A.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](http://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](mailto:gujarat@c1india.com), [support@bankeauctions.com](mailto: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, misstatement 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](http://bankeauctions.com) on or before **06.02.2025 upto 5.00 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. : 009020110001489 with Bank of India, SSI, Andheri Branch, IFSC Code : BKID0000090. or by way of Demand Draft drawn in favour of "ASREC-PS 06/2019-20 TRUST"**. 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 **30.01.2025 from 11.30 A.M to 2.00 P.M.** Contact Details: Mr. Suresh Ganjam - Cell No.- 9004608923, Mr. A. Jaganath Rao - Cell No. 9892911241, 022 - 61387036, Mr. Harshad V. - Cell No. 9594692251, 022-61387034 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 : 22.01.2025**

**Place: Mumbai**

**Authorized 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 Indian Express (English) & Kannada Prabha  
(Kannada) - In Mangalore Edition Dated 22.01.2025 In The A/C Mr. Harish Poojary &  
Mrs. Gulabi Harish Poojary

1. Name of the bidder : \_\_\_\_\_

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

3. PAN NO/AADHAR CARD NO. : \_\_\_\_\_  
(Attach copy of PAN Card/Aadhar card)\*

4. Contact Number : \_\_\_\_\_

5. Email Id : \_\_\_\_\_

6. Details of Bid offered : \_\_\_\_\_

7. Bid Amount Offered : Rs. \_\_\_\_\_

8. Bid Amount negotiable  
towards increase in  
amount : Yes/ No \_\_\_\_\_

9. Details of Earnest Money  
Deposited (EMD) : Pay Order/Draft no.  
\_\_\_\_\_

(Favoring "ASREC PS-06/2019-20 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)**