



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

APPLICATION FOR BID AS ADVERTISED IN “Business Standard”, English & “Mumbai Lakshadeep” Marathi in Mumbai edition both dated 23.01.2025 in the A/c- Chainpuria Shailendra Jagdish & Chainpuria Surindra Jagdish

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 08/2021-22 TRUST.) or

: RTGS No: _____

(RTGS: ASREC PS 08/2021-22 TRUST. Bank of India, SSI, Andheri (East), A/c No. 009020110001551 IFSC Code: BKID0000090)

Dated _____ Amount Rs. _____

*optional

I HEREBY CONFIRM THAT I 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)



Bldg No. 2, Unit No. 201-202 & 200A-200B, 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 Rule 8(6) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002

WHEREAS,

ASREC (India) Ltd., is a secured creditors and its **Proprietor /Borrower / Guarantors / Mortgagor** Mr. (i) Chainpuria Shailendra Jagdish & Chainpuria Surindra Jagdish (ii) M/s J P Enterprises Prop Shailendra Jagdish Chainpurai (iii)M/s J P Telecom 2 Prop Surindra Jagdish Chainpuria (Joint Borrower) by virtue of Assignment Agreement dated 30.03.2022, executed with original lender viz. Chembur Nagrik Sahakari Bank, by ASREC (India) Ltd., acting in its capacity as trustee of ASREC PS-08/2021-22 Trust.

The Authorized Officer of Chembur Nagrik Sahakari Bank in exercise of powers conferred under the Securitisation 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 10.01.2018 u/s. 13(2) of the said Act calling upon the aforesaid borrowers/mortgagors/guarantors to repay total outstanding due amount aggregating to sum of Rs. 1,24,51,473.78 /- (Rupees: One Crore Twenty Four Lakh Fifty One Thousand Four Hundred Seventy Three & Paise Seventy Eight Only) as on 10.01.2018 with further interest thereon from 11.01.2018, in respect of the advances granted by the Chembur Nagrik Sahakari Bank. within the stipulated period of 60 days of the said notice.

As the Borrower/guarantors/Mortgagor failed to pay the said dues within period of 60 days, the Authorized Officer in exercise of powers conferred under Section 13(4) read with rule 8/9 Enforcement of Securities (Interest) Rules, 2002 took physical possession of the below mentioned secured property by virtue of Section 13(4) read with section 14 of SARFAESI Act, 2002.

Hence, notice is hereby given to the public in general and Borrower(s) and guarantor(s) in particular that the Authorised Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand notice issued u/s 13 (2) after giving due credit to the payment received subsequent to the said notice if any, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence, the tenders/bids are invited through online auction for the purchase of the secured property. The property shall be sold strictly on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “NO RECOURSE” basis under 8 & 9 of security interest (enforcement) Rules for recovery of dues detailed as follows.

Lot No	Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (In Rs.)	Date and Time of E-Auction and Place of Sale
1	Pent House (3BHK) No 2 on 4th & 5th Floor having built up area of 956.68 sq.ft (carpet area-890 sq.ft), Shiv Parvati CHS situated at Plot No 35, Sector no.17, Near Tej Vedanat Hospital & Gurudwara, Koparkhairne, Navi Mumbai 400709.	96.00	9.60	0.50	07.02.2025 11:00 AM to 01:30 PM bankeauctions.com

TERMS & CONDITIONS: -

1. To the best of knowledge and information of the Authorised Officer, there are 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 e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC (India) Ltd. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer shall not be responsible in any way for any third party claims/ rights/views.

2. 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.**

3. 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.

4. The particulars given by Authorised Officer are stated to the best of his knowledge, belief and records. Authorised 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 Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/views.

5. 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 submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202 & 200A-200B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 or submit through email to navinanchan@asrecindia.co.in, dipesh.wadia@asrec.co.in. **Last date for Submission of Bid Form is 06.02.2025 upto 4.00 PM.** The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.

6. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No.: 009020110001551, with Bank of India, SSI, Andheri Branch, IFSC Code: BKID0000090 Name of the Beneficiary: **ASREC-PS- 08/2021-22 TRUST.**, or by way of Demand Draft drawn in favour of **ASREC-PS- 08/ 2021-22 TRUST** drawn on any Nationalized or Scheduled Bank and payable in Mumbai.

7. 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 Authorised 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 period, 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 Securitisation 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 31.01.2025 (with prior appointment) from 11.00 AM to 2.00 PM. Contact Details: Mr. Navinchandra Anchan – Cell No. 9820250145, Ph no- 022-61387027, Mr. Dipesh Wadia Cell no. 9821509508, PH no- 022-61387030 Mr. Jagdish Shah Cell No. 9819931487, PH no- 022-61387042** may be contacted for any query.

12. The Authorised 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 GST, registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.

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

15. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 15 days' notice to the borrowers / guarantors / mortgagors for sale of secured property under SARFAESI Act and Security Interest (Enforcement) Rules on the above mentioned date if their outstanding dues are not paid in full.

Date : 23/01/2025

Place : Mumbai

**Authorised Officer & AVP(BH)
Mr. Navinchandra Anchan,
ASREC (India) Ltd.**