



**देना बँक**  
**DENA BANK**

**ASSET RECOVERY BRANCH**

**Dena Bank**  
**Dena Bank Building, 3<sup>rd</sup> Floor,**  
**17B, Horniman Circle, Fort,**  
**Mumbai 400 023**

Tel: 2262 5976 / 77

E- mail :- arbbmy@denabank.co.in

**E-AUCTION SALE NOTICE**

The under mentioned property which is in the physical possession of the Bank will be sold by e- auction on 04.01.2019 under the provisions of the SARFAESI Act and Rules 2002 strictly on “as is where is basis” and “as is what is” basis towards recovery of Bank’s secured debt plus costs, charges and future interest thereon as per details given below. The auction will be online e-auctioning through website <https://www.bankeauctions.com> on 04.01.2019 between 1200 Hrs to 1600 Hrs.

Name of the Branch and Account Name	Name of the Owner of Property	Detail of the property with area	Outstanding Dues	Reserve Price	Earnest money Deposit (EMD)	Name of Contact no.of Authorised Officer
Assets Recovery Branch, Mumbai / M/s Kesari Textiles	Shri Pradeep Mohanlal Agicha	Gala No. 6, 1 <sup>st</sup> Floor (area : 670 sq.ft)	Rs.412.89 lacs+ uncharged interest	Rs.8.80 Lakhs	Rs.0.88 Lakhs	Mr R.M. VORA 7506262340
		Gala No. 7, 1 <sup>st</sup> Floor (area : 513 sq.ft)		Rs.8.80 Lakhs	Rs.0.88 Lakhs	
		Gala No. 8, 1 <sup>st</sup> Floor (area : 513 sq.ft)		Rs.8.80 Lakhs	Rs.0.88 Lakhs	
		Gala No. 9, 1 <sup>st</sup> Floor (area : 513 sq.ft)		Rs.8.80 Lakhs	Rs.0.88 Lakhs	
		Gala No. 10, 1 <sup>st</sup> Floor (area : 513 sq.ft)		Rs.8.80 Lakhs	Rs.0.88 Lakhs	
	Shri Kanayo Otandas Punjabi*	Gala No. 4, 1 <sup>st</sup> Floor (area : 538 sq.ft)		Rs.9.05 Lakhs	Rs.0.90 Lakhs	
		All the above Galas are situated at Shakti Raj Industrial Compound, Portion No. 1, Sheet no. 14, CST No. 16352, Station Road, Near BK No. 957, Opp. CHN College, Ulhas Nagar, Dist. Thane			Account no.: 1101199999 IFSC Code : BKDN0451101	
*Since deceased (Represented by i) Smt. Jyoti Kanayo Punjabi, Wife & legal heir and ii) Shri Hitesh Kanayo Punjabi, son & legal heir.						

**Terms & Conditions**

1. Interested bidders holding valid digital signature certificates are requested to register themselves with the portal and obtain login ID and Password. For details, please contact [www.bankeauctions.com](http://www.bankeauctions.com) / phone: 0124-4302000/4302020/2122/23 / e mail:support@bankeauctions.com / Mr. Hareesh Gowda (Mob: 9594597555) / Mr. Jai Singh (Mob.7666361801).



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2. The EMD shall be payable through NEFT/RTGS in the account mentioned above and shall carry no interest.
3. Only buyers holding valid Digital Signature Certificate and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction.
4. Bids shall be submitted through online mode only in the format prescribed. The bid form can be downloaded from <https://www.bankeauctions.com> of e-Auction Agency M/s C-1 India Pvt. Ltd. Time and last date for submission of EMD & online bid (not below the reserve price) is 5 PM on 02.01.2019.
5. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price. The interested bidders may inspect the property at site between 1100 hrs to 1600 hrs on 29.12.2018.
6. **The bid shall be for the each assets/galas above with reserve price as mentioned above.** Bidders can improve their offer in multiples of Rs. 20,000/- (Rupees Twenty thousand only).
7. If any offer is received within the last 5 minutes of closing time/ extended closing time, the bidding time will be extended automatically by another 5 minutes and if no bid higher than last quoted highest bid is received within the extended 5 minutes, the auction sale will automatically get closed at the expiry of such extended 5 minutes.
8. The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder subject to approval by the Authorised Officer.
9. Upon confirmation of the sale, the successful purchaser shall deposit 25% of the sale price (including EMD amount already paid) immediately and balance 75% within 15 days or such extended period by the bank failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In default of payment, the property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.
10. Where the sale price of the property/ies is Rs.50,00,000/- (Rupees Fifty Lacs only) and above, the successful purchaser has to deduct 1% of the sale price as TDS in the name of the owner of the property/ies and remit to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the bank.



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11. The successful purchaser, on payment of entire sale price as above and on completion of sale formalities, shall be issued a sale certificate for the properties as per format prescribed under SARFAESI Act & Rules 2002 only on receipt of form no. 26QB and challan for having remitted the TDS. Certificate of TDS in form 16B to be submitted to the bank subsequently. The purchaser shall bear the expenses on Stamp duty and Registration charges, if any, on the Sale Certificate.

12. Any statutory and other dues payable and due on the properties shall be borne by the Purchaser as per the provision of law. The offers not confirming to the terms of sale shall be rejected. The Bank reserves its rights to reject any or all of the offers or accept offer for one or more properties received without assigning any reasons, whatsoever.

13. This is also a mandatory notice of 30 days as per the provisions of the SARFAESI Act, 2002 to the borrowers/ guarantors/ mortgagors of above accounts informing them about holding of sale/auction on aforesaid dates and to redeem the assets, if so desired by them, by paying the secured debt mentioned hereinabove along with cost before the scheduled auction.

14. Further inquiries, if any and/or terms and conditions for sale can be obtained from the Authorised Officer / Branch.

15. The Authorised Officer shall have the right to cancel the auction or reject bid at his own discretion.

Place: Mumbai  
Date: 15.12.2018

Chief Manager/  
Authorised Officer