



**देना बँक**  
**DENA BANK**

(A Govt. of India Enterprises)

MUMBAI SUBURBAN ZONAL OFFICE,  
ShardaBhavan, J.V.P.D Scheme,  
Vile Parle (West), MUMBAI-400056.  
Tel:26143056,26145685/95, E-mail: zo.mumbaisub@denabank.co.in

**E-auction Sale Notice for sale of movable/immovable properties on 31/01/2019 (Thursday)**

**[Under Rule 6 (2) & 8(6) of security Interest (Enforcement) Rule, 2002]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property hypothecated/pledged/mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of Dena Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" **31/01/2019 (Thursday)**

The auction will be online e-auction through website <https://www.bankeauctions.com> on 31/01/2019 (Thursday) between 11.00 AM to 11.45 AM

Details of Borrower/Mortgagor	Description of the property to be sold with known encumbrances	Secure debt for recovery of which the property is to be sold	Reserve Price	Encumbrances	Earnest Money Deposit EMD/Account number where EMD to be /IFSC codes	Contact no. of Authorised Officer/Service provider
Smt. Saranga Aggarwal & M/s Maharashtra Theaters Pvt Ltd & legal heirs of Deceased Anilkumar Aggarwal. 7 <sup>th</sup> Floor, RNA Corporate Park Next to Collectors Office, Kalanagar, Bandra East, Mumbai-400051.	Office Premises Seventh Floor admeasuring 15043.91 sq.ft. Super Built up area along with Terrace admeasuring 800.00 sq.ft. Super Built up area in the Building known as "RNA Corporate Park" situated at Sant Gyaneshwar Marg, Kalanagar, Bandra (East) Mumbai 4000051 constructed on undivided Plot of land bearing Survey No.341 A, CTS No.629/1252, OF Village Bandra, Mumbai in the Registration District and Sub-District of Mumbai Suburban Mumbai, , Including 4 car Parking.	Rs. 43.94 Crore plus uncharged interest from date of contractual rate	Rs. 31.52 Crore		Rs. 3.16 Crore / Acc. Name: SARFAESI EMD-1220 Acc. No. 122011999999 Ifsc Code: BKDN0461220	Mr. Nihar Patra 9152941220
	Office Premises Eighth Floor admeasuring 2480.00 sq.ft. Super Built up area alongwith Terrace admeasuring 2085.41 sq.ft. super built up area, in the Building known as "RNA Corporate Park" situated at Sant Gyaneshwar Marg, Kalanagar, Bandra (East) Mumbai 4000051 constructed on undivided Plot of land bearing Survey No.341 A, CTS No.629/1252, OF Village Bandra, Mumbai in the Registration District and Sub-District of Mumbai Suburban Mumbai, , Including 1 car Parking.		Rs. 7.04 Crore	Rs. 0.71 Crore / Acc. Name: SARFAESI EMD-1220 Acc. No. 122011999999 Ifsc Code: BKDN0461220		
	Office Premises Basement admeasuring 14841.15 sq.ft. Super Built up Area, in the Building known as "RNA Corporate Park" situated at Sant Gyaneshwar Marg, Kalanagar, Bandra (East) Mumbai 4000051 constructed on undivided Plot of land bearing Survey No.341 A, CTS No.629/1252, OF Village Bandra, Mumbai in the Registration District and Sub-District of Mumbai Suburban Mumbai.		Rs. 11.90 Crore	Rs. 1.20 Crore / Acc. Name: SARFAESI EMD-1220 Acc. No. 122011999999 Ifsc Code: BKDN0461220		
M/s Chamber Construction Pvt Ltd RNA Corporate Park Next to Collector's Office, Kalanagar, Bandra (E) Mumbai 400051	Duplex Flat No-3501 on 35 <sup>th</sup> Floor & 3601 on 36 <sup>th</sup> Floor, "RNA Miraj",C.S.1629(P) OF Lower Parel Division, S.K.AhireMarg, Near Door Darshan, Worli, Mumbai Admeasuring 5350sqft (saleable area),Owned by Shri Anil Aggrawal		Rs 19.67 Crore		Rs. 1.97 Crore / Acc. Name: SARFAESI EMD-0131 Acc. No. 013111999999 Ifsc Code: BKDN0461220	Mr. Nihar Patra 9152941220

**Any other encumbrances in relation to the above mention properties are Not Known to the bank.** Interested bidders holding valid digital certificates are requested to register themselves with the portal and obtain login ID and password. The interested bidders shall submit their bid along with EMD by accessing the aforesaid website through the login ID and Password acquired through the portal. The EMD shall be payable through NEFT/RTGS/DD/Cheque to the account mentioned above.

Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction. Interested bidders who require assistance in creating login ID and password, uploading data, submitting bid etc, may contact Authorised officer mentioned above, (for properties information and investor queries) For technical support, you can contact to M/s. C1 India Pvt. Ltd. Plot No301, Udyog Vihar, phase-2,Gurgaon, Haryana-122015 Tel: Help Line No. +91-124-4302020/21/22/23/24, Mr. Hareesh Gowda Ph. +91 9594597555, email address [support@bankeauctions.com](mailto:support@bankeauctions.com)

The amount of EMD paid by the interested bidders shall carry no interest. 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 **1300 Hrs. and 1700 Hrs on 16/01/2019 (Wednesday) & on 23/01/2019 (Wednesday).**

**The interested bidders who have submitted their bids not below the reserve price through online mode before 05.00 pm on 29/01/2019 (Tuesday). shall be eligible for participating in the e-auction to be held from 11.00 AM to 11.45 AM on 31/01/2019 (Thursday).The bidder shall improve their offers in multiples of Rs. 5,00,000 /- {Rupees Five Lac only}**

The bidder who submits the highest bid ( not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer. Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Dena Bank nor the Service provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order toward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

On confirmation of the sale, the successful purchasers shall deposit 25% of the sale price ( including amount already paid towards EMD) immediately within 24 hours and balance 75% within 15 days failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In case final bid amount/sale consideration of asset under auction is Rs. 50.00 lac or above, the successful bidder shall deduct and remit TDS @ 1% of bid amount from the sale consideration by giving PAN number of borrower/mortgagor as deductee which can be obtained from Authorised Officer/Bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank within stipulated time In default of payment, the property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.

In such cases Sale consideration of asset under auction is Rs. 50.00 lac or above, the successful bidder/purchaser, on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a sale certification for the subject property as per format prescribed under SARFAESI Act & Rules 2002 only upon receipt of challan-cum-statement in form NO. 26QB having remitted the TDS. The Certificate for TDS in form 16B to be submitted to the Bank subsequently

Further inquiries , if any and/or terms and conditions for sale can be obtained from the **Authorised Officer( Details mention in table)**.The offers not confirming to the terms of sale shall be rejected. The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a sale certificate as per format prescribed under SARFAESI Rules. The purchaser shall bear the expenses on stamp duty, registration charges and society charges, if any. The bank reserves its rights to reject any or all the offers or accept offer for one or more properties received without assigning any reasons, whatsoever. Any corrigendum/addendum will be viewed only in website i. e. <https://www.bankeauctions.com> & [www.denabank.co.in](http://www.denabank.co.in).

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER & GUARANTORS**

**The borrowers/Guarantors are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance, if any, will be recovered with interest and cost incurred from them by legal avenues.**

Place: Mumbai.  
Date: 07/01/2019

**Authorised Officer**