



**देना बँक**  
**DENA BANK**

(भारत सरकार का  
उद्यम)(Government of India)

मुंबईनगर अंचलकार्यालय, Mumbai City Zonal Office

देना बँक बिल्डिंग-1, 2री मंजिल, Dena Bank Bldg-1, 2nd Floor

17-बी, हार्निमन सर्किल, फोर्ट 17-B, Horniman Circle, Fort

मुंबई 400 023

Mumbai 400 023

फोन: 022-2266 2466/1918/2269 2177 फॅक्स: 2266 6831

ई-मेल: zo.mumbaicity@denabank.co.in

**E-auction Sale Notice for sale of movable/immovable properties on 22/03/2019 (Friday)  
[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" on **22/03/2019 (Friday)**

Details of Borrower / Mortgager (Owner of the property)	Description of the Property to be sold with known encumbrances	Secured Debt for recovery of which the property is to be sold	Possession	Reserve Price	Earnest Money Deposit (EMD)	Contact No. of Authorized Officer/Service Provider
Mr. Ritex Overseas	Gala No. 155, First Floor, Bldg No. 6, Udit Mittal Co-op. Society Ltd., Sanjay Building, Mittal Industrial Estate, Andheri-Kurla Road, Mumbai-400072. owned by Mrs Geeta Chokhani <b>807 sq.ft. built up area, Ground + 1<sup>st</sup> Floor</b>	<b>Rs. 153.33 lacs due as on 31.01.2019 plus uncharged interest and all cost and expenses thereon.</b>	Physical Possession	Rs. 86.28 lacs	Rs. 8.65 lacs	Asst. General Manager cum Authorised Officer, Dena Bank, Mumbai Main Office Br.  Mob: 9152940001
Mr. Raman Mohan	Flat no. 603, Rameshwar Building, Behing MTNL Charai, Thane (W) - 400602 <b>Carpet Area: 632 sq.ft.</b>	<b>Rs. 17.09 lacs due as on 31.01.2019 plus uncharged interest and all cost and expenses thereon.</b>	Symbolic Possession	Rs. 94.50 lacs	Rs. 9.45 lacs	Asst. General Manager cum Authorised Officer, Dena Bank, Mumbai Main Office Br.  Mob: 9152940001
M/s Om Shiv Hydro Power & Construction Pvt. Ltd.	Property situated at Shop No.1, ground Floor, A-Wing, Om Palace, Tejpal Scheme Road No.3, Vile Parle (East) Mumbai-400057 <b>Carpet Area:- 580 sq.ft. owned by M/s Om Shivam Constructions Pvt. Ltd. (Gaurantor)</b>	<b>Rs. 491.15 lacs due as on 31.01.2019 plus uncharged interest and all cost and expenses thereon.</b>	Symbolic Possession	Rs. 171.43 lacs	Rs. 17.15 lacs	Asst. General Manager cum Authorised Officer, Dena Bank, Mumbai Main Office Br.  Mob: 9152940001

**Any Encumbrances in relation to the above-mentioned properties are Not Known to the Bank**

Interested Bidders has to be registered with MSTC before participating in bids, after registration bidder will get User ID & password. EMD will be deposited by bidders directly with MSTC through link available in its website and after deposit of EMD amount; challan will be generated for future reference

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 **E-auction agency contact details Ms. Archana Juneja - 9990673698/022-22872011, Ms. Rupali Pandey - 9458704037/022-22883501, Mrs. Pranali kamble -022-22829565/**



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ई-मेल: [zo.mumbaicity@denabank.co.in](mailto:zo.mumbaicity@denabank.co.in)

22886266/ 22870471/ 22885567, email address [archana@mstcindia.co.in](mailto:archana@mstcindia.co.in) / [rpandey@mstcindia.co.in](mailto:rpandey@mstcindia.co.in)  
[mstcpranali@gmail.com](mailto:mstcpranali@gmail.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 1100 Hrs. and 1600 Hrs on 15/03/2019 (Friday) The interested bidders who have submitted their bids not below the reserve price through online mode before 05.00 pm on 20/03/2019 (Wednesday) shall be eligible for participating in the e-auction to be held from 12.00 PM to 04.00 PM on 22/03/2019 (Friday).

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 Authorized 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 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 Authorized 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 **Authorized Officer (Details mentioned 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. [www.mstcindia.co.in](http://www.mstcindia.co.in) & [www.denabank.co.in](http://www.denabank.co.in)

#### **STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT**

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: 17.02.2019

Sd/  
(Authorized Officer)