

आंचलिक कार्यालय: ठाणे  
कोरल स्क्वेयर, दूसरा तल,  
सूरज वाटर पार्क के सामने,  
घोडबंदर रोड,  
ठाणे: 400 615



कार्पोरेशन बैंक

**CORPORATION BANK**

सार्वजनिक क्षेत्र का अग्रणी बैंक A premier Public Sector Bank

वसूली विभाग Recovery Department

**Zonal Office: Thane**  
Coral Square, IInd Floor,  
Opp. Suraj Water Park,  
Ghodbunder Road,  
Thane- 400 615

ZO//THN/REC/431/2019-20

Date: 07.01.2020

**By Regd Post / Courier**

01. M/s. Sweet Girl Plus (Borrower)  
Proprietor Mr. Tushar D Bora  
Shop No 19, Sagar Plaza, M G Road  
Ghatkopar west  
Mumbai – 400086

02. Mr. Tushar D Bora  
F No 101, 1<sup>st</sup> floor, Shubham CHS ltd.  
A Wing, Nandivili, Dombivili East  
Thane, District

03. Mr Mahesh Bora, (Guarantor)  
R No 10, Kabali Wadi,  
M G Road, Opp Gandhi market  
Ghatkopar East,  
Mumbai 400077

To:

Dear Sir/Madam,

**Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002**

01. Corporation Bank, **Ghatkoper East Branch (0737)**, Kailash Jyoti No 2, Junction of Deraser Lane and M G Road, Ghatkoper East, **Mumbai 40077**, the secured creditor, caused a **demand notice** dated **05.07.2019** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorized Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. **Possession notice** dated **11.09.2019** issued by the Authorized Officer, as per appendix IV to the Security Interest

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(Enforcement)) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that you were informed about your right to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, which you have failed to honour.

02. **As you have failed to clear the dues of the secured creditor, the immovable secured** assets that have been taken possession by the Authorised officer, will be sold by holding public E-auction on **06.02.2020 AT 11:45 am** by inviting Bids from the public through online on **E – Auction Agency, M/s 4 Closure at their website / portal <https://bankauctions.in>**
03. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.
04. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Yours faithfully,

**AUTHORISED OFFICER  
CORPORATION BANK**

Place : THANE

Date : 07.01.2020

Encl: Terms of sale

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**TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:**

1. Name and address of the Borrower and Guarantor	<b>01. M/s. Sweet Girl Plus (Borrower)</b> <b>Proprietor Mr. Tushar D Bora</b> <b>Shop No 19, Sagar Plaza, M G Road</b> <b>Ghatkopar west</b> <b>Mumbai – 400086</b>  <b>02. Mr. Tushar D Bora</b> <b>F No 101, 1<sup>st</sup> floor, Shubham CHS ltd.</b> <b>A Wing, Nandivili, Dombivili East</b> <b>Thane, District</b>  <b>03. Mr Mahesh Bora, (Guarantor)</b> <b>R No 10, Kabali Wadi,</b> <b>M G Road, Opp Gandhi market</b> <b>Ghatkopar East,</b> <b>Mumbai 400077</b>
2. Name and address of the Secured Creditor	<b>Ghatkoper East Branch (0737), Kailash Jyoti No 2,</b> <b>Junction of Deraser Lane and M G Road, Ghatkoper</b> <b>East, Mumbai 40077</b>
3. Description of immovable secured assets to be Sold:	Flat No.A-102, I floor, “Shubham” Co-op. Hsg. Soc. Ltd. Wing-A, Village Nandivli, Dombivli [East] – 421201 built up area 830 sqft
4.The details of encumbrances, if any known to the Secured Creditor	nil
5. Last date for submission of EMD	On or before 05.02.2020 before 3.00 PM
6. Date & Time of auction	<b>06.02.2020</b> between 11:45 AM to 01:15 PM. (IST) (with 10 min unlimited auto extensions) E-auction website- <a href="https://bankauctions.in">https://bankauctions.in</a>
7.The secured debt for the recovery of which the immovable secured asset is to be sold:	<b>Rs.16,19,008.71 as on 05.07.2019 with further interest, cost &amp; expenses</b>

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<p><b>8.</b> Reserve price for the properties below which the immovable property may not be sold</p>	<p><b>Rs.35,50,000.00 (Rupees thirty five lakhs fifty thousand only)</b></p>
<p><b>9.</b> The intending bidder shall deposit with the Authorized Officer an amount equivalent to 10% of reserve price by way of Earnest Money Deposit in the account of Authorized Officer, Corporation Bank, Ghodbunder Road Branch (1298), Thane by Demand Draft or <b>NEFT / RTGS or through Internet payment to account No. 510101001419187</b> and IFSC Code CORP0001298, simultaneously bidder has to submit the e-bid form available on <a href="https://bankauctions.in">https://bankauctions.in</a> website/ before the date and time mentioned above and shall obtain written receipt thereof from the branch/Authorized Officer. The intending bidders shall mention the property Item i.e. <b>“SWEET GIRL PLUS”</b> for which the EMD has been tendered.</p>	
<p><b>10.</b> Full name and address of the bidder with their identity proof and PAN card has to be furnished while filling up the e-bid form on E-Auction Agency’s website on <a href="https://bankauctions.in">https://bankauctions.in</a></p>	
<p><b>11.</b> Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.</p>	
<p><b>12.</b> In case of bidding the same <b>shall not be less than Rs.10,000.00</b> in excess of highest bid amount or the immediate preceding bid, as the case may be with <b>multiple increment value of Rs.10,000.00</b></p>	
<p><b>13.</b> The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor. In case of single bid received, the sole bidder shall be declared as the successful bidder.</p>	
<p><b>13.1</b> Bids once made shall not be cancelled or withdrawn.</p>	
<p><b>14.</b> The successful bidder so declared by the Authorized Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realization, immediately on the sale day or not later than next working day and the balance 75% of the Sale Price on or before 15<sup>th</sup> day of confirmation of Sale or within such extended period as agreed upon in writing not exceeding 3 months.</p>	
<p><b>14.1</b> In case of failure to participate in the auction by logging into the online bidding portal or in the event of failure of the successful bidder to tender 25% (15%+EMD), of the sale price as per the terms of Sale, the EMD deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically.</p>	

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**15.** In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the parties (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall forfeit all claim on the property or to any part of the sum for which it may be subsequently sold.

**16.** On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful tenderer / bidder, the Authorized Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.

**17.** The Authorized Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

**18.** On such deposit of money for discharge of encumbrances, the Authorized Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly

**19.** Legal charges for conveyance, stamp duty and registration charges as applicable will be borne by the successful bidder.

**20.** The Authorized Officer will deliver the property on the basis of **symbolic possession** taken to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

**21.** The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not.

**22.** The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorized Officer in favor of successful bidder.

**23.** If the Borrower were to pay to the Authorized Officer the entire amount due, with the up-to-date expenses including the expenses in taking possession and conducting the sale, to the secured creditor before e-Auction, the sale by E auction may be cancelled by the Authorized Officer.

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24. The above movable/immovable secured assets will be sold in “As is where is”, “As is What is” and “whatever there is” condition.

25. The intending bidders may, if they choose, after taking prior appointment from the Authorized Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

26. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, all of which have to be paid / settled by the proposed purchaser out of his own sources.

27. The E-auction will be conducted through portal <https://bankauctions.in> on **06.02.2020 at 11:45 am** with unlimited extension of 10 Min. The intending bidder is required to register their name at **M/s 4 closure, H No 13-1-115/8, Plot No. 20, Moti nagar, Hyderabad - 500018** and get user ID and password free of cost and get training / on-line training on E-Auction from **M/s 4 Closure, Contact No. 040 - 23836405, Help-line No – 8142000062 / 66 (Ms Pratyusha), Contact person -Mr. Vikas Mob. 8142000725 / 809, Email id: [info@bankauctions.in](mailto:info@bankauctions.in), [vikas@bankauction.in](mailto:vikas@bankauction.in)**

28. To the best of Information and Knowledge of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put on auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property and the Authorized Officer has right to cancel the auction without assigning any reason. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Place: **THANE**

Date : 07.01.2020

**AUTHORISED OFFICER**

**CORPORATION BANK**