

NOTICE OF SALE

Branch: Vasai
Phone No: 8976754779

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

Mrs. Susuhma T Saxena (Borrower) A-2 Jyoti Park,Chsl,New Golden Nest, By Pass Road Kashinagar, Bhayander East Thane 401105	2 nd address- Mrs. Susuhma T Saxena (Borrower) Flat No 107, 1st Floor,M Type Building Block No 04, Building No D/2 , Ostwal Wonder City, Ostwal Takshahila-02 Co-Op Hsg Soc Ltd., Boisar Chillar Road,Village Betegoan , Boisar East,Taluka And District Palghar 401501
Mr.Tarun J Saxena (Co-Borrower) A-2 Jyoti Park,Chsl,New Golden Nest, By Pass Road Kashinagar, Bhayander East Thane 401105	Mr.Tarun J Saxena (Co-Borrower) Flat No 107, 1st Floor,M Type Building Block No 04, Building No D/2 , Ostwal Wonder City, Ostwal Takshahila-02 Co-Op Hsg Soc Ltd., Boisar Chillar Road,Village Betegoan , Boisar East,Taluka And District Palghar 401501

Sub: Loan account – Mrs. Susuhma T Saxena and Mr.Tarun J Saxena (50430877955)_with Indian Bank (Erstwhile Allahabad Bank) Vasai (west) Branch

Mrs. Susuhma T Saxena and Mr.Tarun J Saxena availed housing loan facility from Indian Bank, Vasai (west) Branch Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". Mrs. Susuhma T Saxena and Mr.Tarun J Saxena failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 11.11.2024 under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), Guarantor(s) Mrs. Susuhma T Saxena(Borrower) and Mr.Tarun J Saxena(Co- Borrower) liable to the Bank to pay the amount due to the tune of Rs. 1358775.00 /- (Rupees Thirteen Lakhs Fifty Eight Thousand Seven Hundred Seventy Five Only) as on 11.11.2024 with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 11.11.2024

As Mrs. Susuhma T Saxena and Mr.Tarun J Saxena failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 15.02.2025 after complying with all legal formalities.



The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
7098357810	IDIB000M360

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor *(this portion may be retained if it is a non-suit filed account)*

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained. *(This portion may be retained if it is a suit filed account)*

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
Flat no. 107 adm. 436 Sq ft Flat No 107, 1st Floor, M Type Building Block No 04, Building No D/2 , Ostwal Wonder City, Ostwal Takshahila-02 Co-Op Hsg Soc Ltd., Boisar Chillar Road, Village Betegoan , Boisar East, Taluka And District Palghar 401501 (Property under Physical Possession)	Rs. 16,50,000/- (Rupees Sixteen Lakh Fifty Thousand only)	Rs 1,65,000 (Rupees One Lakh Sixty Five Thousand only)	Date- 05.06.2026 Time- 10:00 AM to 4:00 PM Property ID.- IDIBVASS01	None

