इंडियन बैंक Indian Bank

इलाहाबाद ALLAHABAD

ANNEXURE VIII

NOTICE OF SALE

Branch: Borivali West

PhoneNo: 8976754735

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,

1.M/s Suyog Developers(Proprietorship Firm and Borrower) (Prop- Brian R D'Souza) **Samarpan, 332/352 RSC-37** **Pragati Stop, Gorai-II** **Borivali West, Mumbai-400091** **Address 2: Balmukund Apartment, Grond Floor, LT Road, Babhai Naka Borivali, Mumbai 400091**	**2.Mr. Brian Robert D'Souza (Proprietor, Gaurantor & Mortgagor)** **Bunlow No 355/B (Old H.No 342/B) Village- Satpala, Taluka- Vasai Dist-Palghar 401301**	**3.Mr Robert D'Souza (Guarantor & Mortgagor)** **Bunlow No 355/B (Old H.No 342/B) Village- Satpala, Taluka- Vasai Dist- Palghar 401301**

Sub: Loan account - M/s Suyog Developers (6471602686) with Indian Bank, Borivali West Branch

M/s Suyog Developers (Prop- Brian R D'Souza) availed **MSME** from Indian Bank, **Borivali West** Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Suyog Developers (Prop- Brian R D'Souza)** failed to pay the outstanding dues to the Bank. Therefore, a **Demand Notice dated 16.07.2025** 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) **M/s Suyog Developers, Mr. Brian Robert D'Souza (Proprietor, Gaurantor & Mortgagor) and Mr. Robert D'Souza (Guarantor & Mortgagor)** liable to the Bank to pay the amount due to the tune of Rs. **81,79,664/-(Rupees Eighty One Lakh Seventy Nine Thousand Six Hundred Sixty Four Only)** as on **16.07.2025** with further interest, costs, other charges and expenses thereon. All of you failed to make payment despite Demand Notice dated 16.07.2025

All of you have failed to make payment despite Demand Notice, the Authorized Officer took **possession** of the schedule mentioned properties under the Act on **07.11.2025** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

ALLAHABAD

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, **30 days** notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 21.05.2026 is Rs.**89,47,946.00/- (Rupees Eighty-Nine Lakh Forty-Seven Thousand Nine Hundred Forty-Six Only))** with further interest, costs, other charges and expenses thereon from **16.01.2026**

Please take note that this is notice of **15 days** and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after **15 days.**

The date of sale is fixed as 17.06.2026 which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense on **15.06.2026** between 10.00 am to 4.00 pm.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The intending Bidders/ Purchasers are requested to register with online portal (https://www.mstcecommerce.com/auctionhome/ibapi) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **16.06.2026** i.e before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (https://www.mstcecommerce.com/auctionhome/ibapi) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

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 auction 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)

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.	EMD Prior Encumbrance
Ground Floor consisting of building known as" Balmukund" constructed on the plot bearing 223 of the town planning scheme No . III, CTS No. 271 of village Borivali, Borivali west, Mumbai 400091 belonging to Mr. Brian Robert D'souza, under SARFEASI Act 2002. (Property under Symbolic Possession)	**Rs 86,56,000.00 (Rupees Eighty Six Lakh Fifty Six Thousand Only)**	**Rs 8,65,600.00 (Rupees Eight Lakh Sixty Five Thousand Six Hundred Only)**	**Date- 17.06.2026 Time- 10.00 AM to 04.00 PM Property Id- IDIBBWSUD001**	None

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-23400020/23400021/23400022 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: https://ibapi.in and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'. Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://ibapi.in and www.mstcecommerce.com.

Place: MUMBAI

Date: 21.05.2026

AUTHORISED OFFICER