NOTICE OF SALE

Branch: Kandevali East
Phone No: 8400141055

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,

VISHWAS VINAYAK SAWANT **(Borrower & Mortgagor)** Flat No. 101 on 1st Floor, Krushna Sara Apartment", Near Shree Krishna Mandir, Kolegaon Dombivali Road, Krushnai Nagar, Taluka Kalyan, District Thane.421204 **Also at:** Room No. 394, 2/2, 3rd Road, Golibar, Milan Chawl Committee, Santacruz(East) Mumbai	PRANALI VISHWAS SAWANT **(Borrower & Mortgagor)** Flat No. 101 on 1st Floor, Krushna Sara Apartment", Near Shree Krishna Mandir, Kolegaon Dombivali Road, Krushnai Nagar, Taluka Kalyan, District Thane.421204 **Also at:** Room No. 394, 2/2, 3rd Road, Golibar, Milan Chawl Committee, Santacruz(East) Mumbai

Sub: Loan account – Mr Vishwas Vinayak Sawant And Mrs Pranali Vishwas Sawant (A/c No 50430943294) with Indian Bank, Kandevali East Branch

Mr Vishwas Vinayak Sawant And Mrs Pranali Vishwas Sawant availed **housing loan** facility from Indian Bank, **Kandevali East** Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **Mr Vishwas Vinayak Sawant And Mrs Pranali Vishwas Sawant** failed to pay the outstanding dues to the Bank. Therefore a **Demand Notice dated 18.05.2022** 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), Mortgagor(s) & ~~Guarantor(s)~~ **Mr Vishwas Vinayak Sawant And Mrs Pranali Vishwas Sawant** liable to the Bank to pay the amount due to the tune of **RS. 2127492/- (Rupees Twenty one lacs twenty seven thousand four hundred ninety two only)** as on **18.05.2022** with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated **18.05.2022**

- **depositing in bidders 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 therefore.

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**
Account Number – 7098357810 Account Name – INDIAN BANK ZONAL OFFICE MUMBAI WEST	Branch Name- MCB ANDHERI IFSC Code - 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 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/decree obtained/to be obtained.

SCHEDULE