



PUBLIC NOTICE

FOR SALE THROUGH PUBLIC AUCTION OF UNDER NOTED PROPERTIES

Pursuant to taking possession of the Secured Asset by the Authorized officer of Janaseva Sahakari Bank (Borivli) Ltd. under the provisions of the Securitisation and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 and the undersigned, being the Authorised officer (AO) of **Janaseva Sahakari Bank (Borivli) Ltd.** invites participation/ applications from prospective bidders for purchase of Secured Asset (immovable property) as stated herein under:

Name of the Borrower & owner of the Property, A/c No	Loan Outstanding Amount as on 31.10.2017	Date of Demand Notice and possession Notice	Reserve Price & EMD amt. (Rs)	Description of Property
Unique Industrial Packings Pvt. Ltd. Directors. Mr. Bharat Kantilal Modi & Mrs. Bharti Bharat Modi (Borrower) & Mr. Bharat Kantilal Modi & Mrs. Bharti Bharat Modi (Owners of the mortgaged property) O/D- 131/09 (165/1) Loan A/c No- T.L.- 233/71 (152/91)	Rs. 3,02,21,488.58 + cost of proceedings + further interest @15%p.a. Rs. 48,06,294.60 + cost of proceedings +further interest @15%p.a.	Date of Demand Notice: 14/08/2014 And Date of Physical Possession Notice: 19/07/2017	Rs. 2,10,00,000/- (Reserve Price) Rs. 21,00,000/- (EMD)	Flat No.1604 admeasuring 216 sq.ft. built up area and Flat No.1605 admeasuring 740 sq.ft. built up area, 16th Floor, "B" Wing, Kailash Tower Co-op. Housing. Soc. Ltd., Building No.1, M.G.Road, Kala Nagar, Kandivali (West), Mumbai - 400 067.

Important Dates:

Sale of Tender Application Form	Monday,27th November,2017to Friday,22nd December,2017between 11.00 a.m To 5.00 p.m (Except Sundays and Holidays)
Date of Inspection	Monday,11th December,2017to Friday,22nd December,2017between 12.00 to 5.00p.m (Except Sundays and Holidays) With prior appointment.
Last Date of submission of Bid along with EMD	Tuesday, 26th December, 2017 upto 12.00 noon
Date & Time of Auction	Tuesday, 26th December, 2017, at 03:00 pm. Onwards
Venue of Auction	Registered Office: Nand Dham Bldg., Ground Floor, L.T. Road, Borivli (West), Mumbai – 400 092.

- The interested bidders shall submit their Bid along with EMD & KYC documents (PAN Card/ Passport & Aadhaar Card) to the Authorized Officer at Administrative Office: Giriraj Apt, Dr.D.G.Palkar Marg, Borivli (West), Mumbai-400092 as mentioned herein above.
- The amount of EMD is to be paid by Demand Draft / Pay order favoring Janaseva Sahakari Bank (Borivli) Ltd. payable at Mumbai. No interest shall be paid on Earnest Money Deposit (EMD).
- The property proposed to be sold is on "As is where is basis", all statutory liabilities/taxes/ maintenance charges/ electricity / water charges etc., outstanding as on date and that would become due hereafter would be ascertained by the bidder (s) and would be borne by the successful bidder. Bank does not take any responsibility to provide information on the same.
- For detailed procedure, terms and conditions of the Public Auction process, intending bidders may arrange to obtain Tender Document from Janaseva Sahakari Bank (Borivli) Ltd., Administrative Office: Giriraj Apt, Dr.D.G.Palkar Marg, Borivli (West), Mumbai- 92, as mentioned hereinabove.
- This is also a 30 days "STATUTORY NOTICE" under Securitisation and Reconstruction of Financial Assets & Enforcement of security Interest Act, 2002 & Rules made there under for sale of the mortgage property viz. situated at Flat No.1604 admeasuring 216 sq.ft. built up area and Flat No.1605 admeasuring 740 sq.ft. built up area, 16th Floor, "B" Wing, Kailash Tower Co-op. Housing. Soc. Ltd., Building No.1, M.G.Road, Kala Nagar, Kandivali (West), Mumbai-400 067, owned by Mr. Bharat Kantilal Modi and Mrs. Bharti Bharat Modi.
- The bid to be submitted shall be above Reserve Price with one minimum bid increment and bidders shall improve their further offers in multiples of Rs.1,00,000/-.
- The highest and successful bidder whose bid may be accepted by the undersigned shall deposit 25% of the Bid amount (including EMD deposited before Bid) of purchase price by Demand Draft or Pay Order drawn in favor of JANA SEVA SAHAKARI BANK (BORIVLI) LIMITED, payable at Mumbai, with the Bank within 3 (Three) days from the date of completion of Auction, for confirmation of sale.
- In default of payment within the period mentioned in Para 7 above, the EMD shall be forfeited without any notice.
- After deposit of 25% amount of the Bid amount and thereafter confirming the sale by the Authorized Officer, the Bidder shall have to pay remaining amount i.e. 75% of Bid amount on or before the (15th) fifteenth day from the receipt of the confirmation letter.
- In default of payment within the period mentioned in Para 9 above, the deposit shall be forfeited and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold. And to the next second highest bidder.
- The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/cancel/postpone the sale, modify any term and condition of the sale without prior notice and assigning any reasons whatsoever.
- The sale is subject to the conditions prescribed in the SARFAESI ACT 2002 and the Rules made thereon and the conditions mentioned above.
- In case of any enquiries regarding the Auction, interested parties may contact undersigned Mr. Milind M. Deo (Tel no.) 022- 28338012/13/17, between 10.00 am to 6.00 pm.

Date: 23.11.2017

Place: Mumbai

Sd/-
Authorised Officer