

SAMATA SAHAKARI BANK LTD

Head office :Singh Sadan , A.S. Marg, Santacruz (west), Mumbai- 54

Phone: 9076144244 / 9076172256

Email: santacruz@samatabank.com

Sale notice for sale of Immovable -II

APPENDIX IV-A and II-A

[Provision to Rule 8(6) and 6(2)]

Auction sale notice for sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) and 6(2) of the security interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable property Mortgaged/ Charged to the Secured Creditors, possession of which has been taken by the Authorised Officer of Samata Sahakari Bank Ltd , Secured Creditors, will be sold on "As is what is" and Whatever there is" and "Without recourse basis" for recovery of dues of secured creditors below mentioned account/s. The details of Borrower/s / Guarantor/s/ Secured Asset/s / Dues / Reserve Price/ Auction date and time, EMD and Bid Increase Amount are mentioned below:

Sr./Lot No.	Name & Address of Borrower/s /Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	Date & Time of auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of possession (Constructive / Physical)
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A)	<p>1)M/s Ulka Kreation Prop. Mrs. Ulka Chandrashekhar Nair. (Borrower) a) Gunvant villa, seven bungalow, 2nd road, versova, Andheri (west), Mumbai- 400061.</p> <p>b)15, Swastik plaza, V.L. Mehta Marg, JVPD Scheme,Near SNDT College,Vileparle (west), Mumbai- 400049.</p> <p>2)Mr. Chandrashekhar Nair (Guarantor) a) Gunvant villa, seven bungalow, 2nd road, versova, Andheri (west), Mumbai- 400061.</p> <p>b)15, Swastik plaza, V.L. Mehta Marg, JVPD Scheme,Near SNDT College,Vileparle (west), Mumbai- 400049.</p> <p>3)Mr. Romit Chandrashekhar Nair (Guarantor) a) Gunvant villa, seven bungalow, 2nd road, versova, Andheri (west), Mumbai- 400061.</p> <p>b)15, Swastik plaza, V.L. Mehta Marg, JVPD Scheme,Near SNDT College,Vileparle (west), Mumbai- 400049.</p>	<p>Flat no. 2, 1st Floor, Mayflower coop hsg soc ltd, Godrej Sky Garden, Takka village : Panvel- 410206</p> <p>Encumbrance known to bank: Nil .</p> <p>admeasuring area : 475 sqfeet carpet area.</p>	<p>Outstanding Dues: Rs. 90,67,966/- Plus interest and Cost from 02/12/2020 Less recovery up to date</p>	<p>Date of Auction :06th February 2024</p> <p>Time : 11 AM onwards till completion of auction</p>	<p>1)Rs .47,50,000/- 2) Rs 1 lacs 3) Rs.25000/-</p>	<p>Physical Possession</p>
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Also prospective bidders may also contact the authorized officer on Tel No. 9076144244 / 9076172256 or in person at the Recovery dept.

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002
Read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Note :The borrowers / guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues / costs / charges and expenses at any time before the sale is conducted, failing which the property will be auctioned / sold and the balance dues, if any, will be recovered with interest and cost. The successful bidder on due completion of bid will pay an amount equivalent to 10% of the bid amount inclusive of the EMD amount. The balance amount will be paid by the successful bidder within 45 days of the day of successful bid. Further the successful bidder will get the sale certificate from the authorized officer. The stamp duty, transfer fees, registration fees will be paid by the successful bidder during the registration of the sale certificate. The decision of the authorized officer will be final during the course of the bid and will be binding on the bidders in every respect.

Date: 25/01/2024

Place: Mumbai.

Authorized Officer

SAMATA SAHAKARI BANK LTD.