

State Bank of India

New Delhi

SARB THANE(11697) BRANCH : 1st Fl^r Or Keram Plot
no A-112 Circle,Road No 22 Wagle Industrial Estate
Thane (W) 400604 email id : sbi.11697@sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrower/Guarantor **Shri Rajesh Harishchandra Kamble & Smt Ashwini Rajesh Kamble** have defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned unreserved and as such they are hereby informed by way of this public notice.

Name & address of the Borrowers/guarantors	Details of Properties /Address of Secured Assets to be Enforced	1)Date of Demand Notice 2) Date of NPA 3) Amount outstanding
1 Shri Rajesh Harishchandra Kamble & Smt Ashwini Rajesh Kamble (a) Flat No.1401, 1402, 1403, 14th floor, Falco Woodshire, Survey No.33/2, Mohli Village, Ambivali East, Kalyan, Thane 421102. (b) Room No.1, 2nd Floor, Mainabai Niwas, Opp Devi Mandir, Near Jadhav Building, Santoshi Mata Road, Chikhale Baug, Kalyan West, Thane 421301. (c) R K Traders, Gala No.P-33, A Type Bldg, APMC Market, Kalyan West, Thane 421301		
	Flat No.1401, 1402, 1403, 14th floor, Falco Woodshire, Survey No.33/2, Mohli Village, Ambivali East, Kalyan, Thane 421102	1) 10.02.2025 2) 19.04.2024 3) Rs.1.12,08,936.00 (Rupees One Crore Twelve Lakhs Eight Thousand Nine Hundred and Thirty Six Only) as on 10.02.2025 with further interest and incidental expenses cost)

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The borrowers attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets

Date : 19.03.2025
Place : Thane

Authorized Officer
For State Bank of India

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of (1) **MR. SARJERAO KHASHABA BORGE** and (2) **MR. JAENDER KHASHABA BORGE**, Lessees of the undermentioned property more particularly described in the Schedule hereunder written:-

ANY person or persons having any claim, or interest in or to the said land and/or the structures therein and the premises therein and as more particularly described in the Schedule hereinafter by way of sale, assignment, exchange, grant of development rights, mortgage, gift, trust, inheritance, tenancy, possession, occupation, license, lease, lien, charge, easement, occupancy rights, maintenance, attachment, injunction, decree, order, award and/or by virtue of the original documents of title being in their custody or otherwise whoever is hereby required to make the same known in writing to us along with documentary evidence of such claim or interest at our office i.e. **M/s. Kishore Thakordas & Co., Advocates & Solicitors, at 29/41, Tamarind Lane, 1st Floor, Rajababdur Compound, Fort, Mumbai 400 023** within fourteen days from the date hereof, failing which it shall be presumed that there does not exist any such claim or interest in the undermentioned property and/or the same stands waived and/or abandoned and the investigation will be concluded without any reference or regard to any such claims.

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of leasehold land containing by admeasurement 1574 square yards or thereabouts equivalent to 1316.06 square meters or thereabouts situate at Furugson Road, Parel within the Registration Sub-District of Bombay and registered in the books of the Collector of Land Revenue under Collector's New Nos.1A/11967, 11967, 12445 and 2A/12433 and New Survey No. AA/2838, 1C/pat/2838, 2A/pat/2835 and bearing Cadastral Survey No. 2/225 of Lower Parel Division with the buildings thereon known as **"BORGE NIWAS"** and assessed by the Municipality under 19(G) Ward No. 2286(3) Street No. 43A, Ward No. 2286 (3AA), Street No. 43AB, Ward No. 2285 (4B), Street No. 260CA and Ward No. 2286 (4AA) Street No. 29A.

Dated this 18th day of March, 2025.

**For Kishore Thakordas & Co.
Sd/- Vatsal K. Merchant - Partner
Advocates & Solicitors**

PUBLIC NOTICE

Notice is hereby given to the members of the public at large that the Society is presently investigating the title of the said Co-operative Housing Society Ltd., M.G. Road, Bangur Nagar, Goregaon (West), Mumbai – 400 090 hereinafter referred to as **Society**) to re-develop the plot of land bearing **CTS No. 1040, Plot No. 161, Survey No. 161, admeasuring 693.70 sq. mtrs. of Village: Pahadi Goregaon (West), Taluka: Borivali, situated at M.G. Road, Bangur Nagar, Goregaon (West), Mumbai – 400 090 along with the building standing thereon** hereinafter referred to as **said property**) and same is more particularly described in the schedule herein underwritten.

Any Person having any claim in respect of the said Property or any part thereof by any rights, development rights, sale, exchange, gift, mortgage, charge, lien, lease, easement, tenancy, license, beneficial gift/ interest under any trust or any agreement or under disposition and/or under any understanding, decree, or have obtained any prohibitory orders, injunctions in respect of said Property or any part thereof, are hereby called upon to raise their objection/grounds for claiming right in writing along with true copy of the supporting documents within a period of 14 days of this publication address to undersigned, failing which, it will presume that there is no such objection or any such objection/rights, have been waived and the title of said Society in said Property is clear and marketable and any clients shall proceed to enter Development Agreement with the said Society to redevelop the said property in good faith.

The schedule of the properties mentioned above

Plot of land bearing **CTS No. 1040, Plot No. 161, Survey No. 161, admeasuring 693.70 sq. mtrs. of Village: Pahadi Goregaon (West), Taluka: Borivali, situated at M.G. Road, Bangur Nagar, Goregaon (West), Mumbai – 400 090 along with the building of the said Society standing thereon.**

Submitted this 19th day of March, 2025.

Sd/-
Adv. Rakesh K. Agrawal,
7 to 11, Vardhaman Chambers, Gr. Floor, Cawasji Patel Street, Fort,
Mumbai – 400 001. Mob. -09869 271920, 0932 174 1734

NOTICE

Public at large is hereby informed that on land bearing CTS No. 834 (pt), 887, 888, 888/1 to 6, 889(pt), 889/1 to 13, Village Kanjur, East Mumbai, under Reg. 33(10) of the DCPR 2034, for Nalanda C.H.S. (Prop.) All hutments and others are being informed that on behalf of M/s. UVK DIVINE REALTY has been appointed for development of above property for which L.O.1 has been granted under S.R.A from competent authority, Bandra office.

If any person having any rights, claims or objection of whatsoever nature may write along with supporting claims to M/s. UVK DIVINE REALTY office at UVK Group 1103 Opal square near midc, & Bank of Maharashtra, S.G Barve Road, Wagle Estate Thane (west) 400604.

Within One month from the date of publication of this notice, where after no objections will be entertained.

Sd /.
M/s. UVK DIVINE REALTY

Place - Mumbai
Date - 18/03/2025

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E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES								
E-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 proviso to Rule(6) of the Security Interest (Enforcement) Rules, 2002.								
Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is Where is" "as is what is" and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.								
E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR								
(I)	Properties under Serial No.1 to 2 (E-Auction Date- 09.04.2025)							
(II)	Properties under Serial No.3 and 14 (E-Auction Date- 25.04.2025)							
(Rs. In Lakh)								
Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment (in Lakhs)	O/s. Dues (Excluding Int. Penal Int.& Exp.) In Rs. Lakh	Cersai Security Interest/ Asset Id	Date/ Time of on site inspection of property	Contact No.
1.	M/s. Krishnasagar Holiday Resort Mr. Shrikant Sarmalkar (Deceased) Mrs. Vijaya Sharmalkar (partner & Legal Heir of Mr. Shrikant Sarmalkar). Mrs. Neha Shrikant Sarmalkar (Guarantor & Legal Heir of Mr Shrikant Sarmalkar Mrs. Nikki Hariprasad Shashtri (Legal Heir of Mr Shrikant Sarmalkar Mr. Suresh Govind Parab (Guarantor)	Land and building situated at house no.2067, 1868, 1246, bearing Survey No.(old Survey No.: 278A/1) New Survey No. : 278A/21/, 278A/2/2, 278A/2/3, 278A/2/4, 278A/2/5 and Hissa No. 37A/1, 275/A, at Village Kudal at Old Mumbai Goa Road, Near Gulmohar Hotel, Bhairav Wadi, Taluka Kudal, Dist-Sindhudurg-416520 (Physical possession with bank) Approx. area .16327 Sq. mt.	254.00 25.40	1.00	97.15	200006184332	28.03.2025 11:00 AM TO 1:00 PM	88509 28360
2.	M/s. Shri Siddhivinayak Enterprises Pvt. Ltd. Guarantors Mr. Vinayak Subhash Sonavane; Mr. Vikrant Subhash Sonavane; Mrs. Maya Subhash Sonavane; Mr. Jitendra Jain partner in M/s. Kamla Oman Developers Mr. Jinendra Jain Partner in M/s. Kamla Oman Developers; M/s. Kamla Oman Developers.	Fiat situated at S-102 & Parking No. P-2, Hanging Gardens Apartment, R.S. No. 243, Hissa No.1 Muktasainik Vasahat, E-Ward, Kolhapur in the name of Shri Vinayak S Sonawane (built up.Area 1600.00 sq-ft Terreace area-390.0Sq.Ft.) (physical Possession with bank)	65.00 / 6.50	0.50	15.01	200036965930	04.04.2025 11:00 AM TO 1:00 PM	7977483885
3.	M/s. Vibrant Fab Pvt. Ltd. Mr. Nirmal Manubhai Desai Mr. Hitesh Manubhai Desai	Shop Bearing No. G-7, Ground Floor, Building known as JEANS WORLD, Plot No.3, Survey No.69, Ulhasnagar, Thane Dist. Pin: 421005 owned by Mr. Hitesh Manubhai Desai Carpet Area- 366.00 SQ. Ft. and Loft Carpet area 183.00 SQ. Ft. (Physical Possession with Bank)	21.00/ 2.10	0.25	1257.47	200009640970	15.04.2025 03:00 PM TO 4.00 PM	8340474297 8777039798
		Shop Bearing No. G-8, Ground Floor, Building known as JEANS WORLD, Plot No.3, Survey No.69, Ulhasnagar, Thane Dist. Pin: 421005 owned by Mr. Hitesh Manubhai Desai Carpet Area- 366.00 SQ. Ft. and Loft Carpet area 183.00 SQ. Ft. (Physical Possession with Bank)	21.00/ 2.10	0.25	1257.47	200009641113	15.04.2025 03:00 PM TO 4.00 PM	8340474297 8777039798
		Shop Bearing No. G-9, Ground Floor, Building known as JEANS WORLD, Plot No.3, Survey No.69, Ulhasnagar, Thane Dist. Pin: 421005 owned by Mr. Nirmal Manubhai Desai Carpet Area- 366.00 SQ. Ft. and Loft Carpet area 183.00 SQ. Ft. (Physical Possession with Bank)	21.00/ 2.10	0.25	1257.47	200009641360	15.04.2025 03:00 PM TO 4.00 PM	8340474297 8777039798
		Shop Bearing No. G-10, Ground Floor, Building known as JEANS WORLD, Plot No.3, Survey No.69, Ulhasnagar, Thane Dist. Pin: 421005 owned by Mr. Nirmal Manubhai Desai Carpet Area- 366.00 SQ. Ft. and Loft Carpet area 183.00 SQ. Ft. (Physical Possession with Bank)	21.00/ 2.10	0.25	1257.47	200009641496	15.04.2025 03:00 PM TO 4.00 PM	8340474297 8777039798
		Office Premise No. A-404, 4th floor, Building No. 55, "Corporate Avenue" CTS No. 183 & 183/1 to 6, Village Tungwe, Taluka Kurla, New Sakhi Vihar Road, Powai, Kurla West, Mumbai 400 072, owned by Mr. Nirmal Manubhai Desai. Carpet Area- 605.00 SQ. Ft. (Physical Possession with Bank)	148.00/ 14.80	1.00	1257.47	200020947893	15.04.2025 11:00 AM TO 12.30 PM	8340474297 8777039798
4.	M/s. Shree Rajeswar Weaving Mills Pvt. Ltd. Mr. Punaram Ruparam Patel Mr. Goparam Ruparam Patel Mrs. Mori Devi Punaram Patel	Flat No. E-8, 2nd Floor, E- Wing, ABHISHEK PARK, Near Someswar Enclave, Udhana-Magdalla Road, Surat, Gujarat-395007 owned by Mr. Hitesh Manubhai Desai Build up Area – 1730.00 SQ. Ft. (Physical Possession with Bank)	51.50/ 5.15	0.50	1257.47	200009641711	15.04.2025 11:30 AM TO 1.30 PM	8777039798
		Industrial Land & Gala at S. No. 56, H No 4/2 (Pt), Sainath Compound, Near Balaji Sizing & Kamdhenu Textiles, Village Khoni, Taluk Bhiwandi, Thane in the Name of Mr. Punaram Ruparam Patel. Build Up Area- 1567.68 SQ.Mt. (Physical Possession with Bank)	112.00/ 11.20	1.00	1520.83	200005023317	07.04.2025 11:30 AM TO 12.30 PM	8340474297 8777039798
5.	M/s. Anjanimata Textiles Mr. Narayan Rooparam Patel Mr. Punaram Roopram Patel M/s. Shree Rajeshwar Weaving Mills Pvt. Ltd.	Industrial Land & Unit Nos. 285,286,287, Sainath Industrial Complex, Survey No-56,Hissa No. 1, Village-Khoni, Taluka- Bhiwandi, Dist.Thane. Built Up Area-5683 SQ. Ft. (Physical Possession with Bank)	28.00/ 2.80	0.25	514.00	200006891065	07.04.2025 11:30 AM TO 12.30 PM	9766146106 9769641828

Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment (in Lakhs)	O/s (Excluding Int. Penal Int. & Exp.) In Rs. Lakh	Cersai Security Interest/ Asset Id	Date/ Time of on site inspection of property	Contact No.
8.	M/s. Frank Hospital Dr. Rashid Akhtar Ansari Mrs. Fahmida Nuzhat Rashid Ansari	House No. 603, Village Kaneri, Taluka Bhiwandi, District Thane, Survey No. 30, Hissa No. 6, Plot No.8 in the name of Dr. Rashid A. Ansari and Mrs. Fahmida N. Ansari Carpet Area- 7585 Sq Ft. (Physical Possession with Bank)	302.00/ 30.20	1.00	486.72	200024354190	07.04.2025 4:00 PM TO 5:00 PM	88509 28360
9.	M/s. Shivam International Mr. Akhilesh S Singh Mr. Rohit singh Mr. Ravi singh Mrs. Pushpa S Singh Mrs. Suman R Singh	Residential Flat No-305, 3rd Floor, Ekta Lokmilan CHS Ltd, Bldg No:5, Type B, C.TS no:36/1, Lokmilan Complex Chandivali, Mumbai- 400072 in the name of Mr. Akhilesh S. Singh Built-up Area-540 Sq Ft. (Symbolic Possession with Bank)	90.00/ 9.00	0.50	304.00	200020783365	15.04.2025 11:00 AM TO 12.30 PM	9766146106
10.	Mr. Ayyaz Nooruddin Sayed	2 BHK Residential Flat, Flat No-1202, 12th Floor, Elite Towers, Plot No 9B & 9C, Sector 10, Kharghar, Taluk Panvel, District Raigad, Navi Mumbai, Maharashtra -410210 owned by Mr. Ayyaz Nooruddin Sayed Carpet Area- 774.00 SQ Ft. (Physical Possession with Bank)	65.00/ 6.50	0.50	68.88	200010457311	24.03.2025 10:00 AM TO 11.30 AM	7986005725 8777039798
11.	M/s. Anjali Video Vision Mr. Gangesh Karan Ray Ms. Aarti Gangesh Ray	Flat No.403,4th Floor, "c" Wing, Gokul Arcade,(Agrawal Gardens, Co.Op. HSq. Soc. Ltd.Building Type & No. Y3-159, Y4-160, X4-161, RH2, in Agrawal Gardens, Gokul Township, Near Mulji Bhai Mehta School, Bye Pass Road, Revenue Village-Bolinj, virar west, Tal-Tahsil-Vasai, Dist- palghar-401303 Built up Area-710.00Sq. Ft. (Symbolic Possession with Bank)	50.00/ 5.00	0.50	91.24	200031039663	09.04.2025 3.00 PM TO 4.00 AM	9920112532 9937706007
12.	M/s. Venus creation Mr. Bhavin N. Shah Mr. Jaymik Shah	Gala No. 4 & 5, Ground Floor, Building Kohinoor Industrial Estate – B, Near Vijay Hotel,Plot Bearing U.No. 26(Part), Sheet No.14, BK No. 957, Station Road, CTS N. 16475, Ulhasnagar Camp No. 3, Dist. Thane –421003. Carpet Area – 2463 sq.ft Built up Area – 2956 sq.ft (Physical Possession with Bank)	46.60/ 4.66	0.25	303.00	200030581348	15.04.2025 04:00 PM TO 5.00 PM	9766146106 9223344788
13.	M/s. Privi Textiles Mr. Kanhaiyalal Saini Mr. Rajesh K. Saini Mr. Dropadidevi K. Saini	Industrial Unit Nos. 323,324 & 325 on Ground Floor in Sainanith Industrial Complex, Village: Khoni, Near Kamadhenu Textile, Tal.Bhiwandi, Dist. Thane. Built Up Area – 5739 sq.ft (Physical Possession with Bank)	31.00/ 3.10	0.25	198.00	20000148713	07.04.2025 11:30 AM TO 12.30 PM	8850928360
14.	Mr. Shenik Mehta & Mala Shrenik Mehta	Gala NO.F-11, Roshan ismail manzil, Plot NO.136, Opposite Jama Madjid, CTS No.319, 35 Road, Khar West, Mumbai-400052 (Physical Possession with Bank)	75.50/ 7.55	0.50	76.43	200018095456	16.04.2025 3.00 AM to 5.00 AM	7986005725 8777039798

Terms and Conditions of the E-auction are as under:
E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".
The auction sale will be "online E-auction/Bidding through website – URL: <https://BAANKNET.com> on
(I) Properties under Serial No. 1 to 2 (E-Auction Date-09.04.2025)
(II) Properties under Serial No.3 and 14 (E-Auction Date-25.04.2025)
(between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)
E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- <https://www.bankofindia.co.in>
Bidder may visit URL: <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-
❖ **Step 1:** Bidder / Purchaser Registration: Bidder to Register on E-auction portal URL: <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF (Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
❖ **Step 2:** KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
❖ **Step 3:** Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
❖ Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit : <https://BAANKNET.com> for registration and bidding guidelines
❖ Helpline Details / Contact Person Details of : **BAANKNET**

Name	Team	Number	e-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkray@psballiance.com support.ebkray@procure247.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	avp.projectmanager2@psballiance.com
Mr. Sudhir Panchal	iSourcing Technology	8160205051	sudhir@procure247.com

- Intending bidders shall hold a valid e-mail address, for further details and query please contact **BAANKN** Helpdesk Number 8291220220 Helpline e-mail ID support.BAANKNET@psballiance.com and support.ebkray@procure247.com
- To the best of knowledge and information of the authorized officer there is no encumbrances on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.
- Earnest money deposit (EMD) shall be deposited through **RTGS/NEFT/Fund** Transfer to the bank account as guided and mentioned in <https://BAANKNET.com> portal before participating in the bid online.
- The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
- Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
- Prospective bidders may avail online training on e-auction from : <https://BAANKNET.com> portal.
- Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
- Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of **Rs. 10,000/- (Rupees Ten Thousand)** for Reserve Price up to **Rs. 20.00 lakhs/ Rs. 25,000/- (Rupees Twenty Five Thousand)** For Reserve Price above 20.00 – up to **50.00 lakhs/ Rs. 50,000/- (Rupees Fifty Thousand)** For Reserve Price above 50.00 -up to 1.00 Crore / Rs.1.00 (Rs. One Lakh) For Reserve Price above 1.00 Crore –up to 5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs) For Reserve price above Rs.5 Crore –up to Rs.10.00 Crore and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs. 10 Crore.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
- The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the default