

**Regional Office – Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex
Bandra(East), Mumbai, Pin - 400 051, Ph : 022-6786-8888, E-mail : ro1001@sib.co.in**

(BY REGISTERED POST WITH A/D)

REF:ROMUM/BR0354/Sale/AP/36/2023-24

Date: 31-05-2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued, Demand Notices dated 02.01.2021 to Borrower - 1) **Mr. Sanjeev Edwin Gaikwad**, Proprietor of **M/s. Dynamic Oil Tech Industries**, F/2, Ground Floor, Khan Estate, Vasai Small Scale Industry Compound, Village Pelhar, Vasai East, Maharashtra, Pin - 401 208, Residing at B/201, II floor, Trans Residency, Building No.03, Subash Nagar Road No.23, Near ICICI Bank, Chakala MIDC, Andheri East, Mumbai, Pin - 400 093 and Guarantors - 2) **Mr. Gilbert Massey**, 701 -C-1, Trans Residency, Subash Nagar Road No.23, Near ICICI Bank, Chakala MIDC, Andheri East, Mumbai, Pin - 400 093 and 3) **Mrs. Diana Sanjeev Gaikwad**, B/201, II floor, Trans Residency, Building No.03, Subash Nagar Road No.23, Near ICICI Bank, Chakala MIDC, Andheri East, Mumbai, Pin - 400 093 under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken Physical Possession of the immovable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 05.04.2023

AND WHEREAS, the borrower/ guarantors have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, (with respect to the lie, nature and physical status of the secured asset/s), on the date and at the place mentioned herein below for realization of a sum of **Rs.4,53,09,027.91 (Rupees Four Crore Fifty Three Lakhs Nine Thousand And Twenty Seven And Paise Ninety One Only)** as on 30-05-2023, in the Account - **M/s. Dynamic Oil Tech Industries** with Branch - Mumbai Andheri East of the bank with further interest, penal interest and costs, subject to the following terms and conditions: -

SCHEDULE

Name of Property Owner	Mr. Gilbert Massey
Description of property	All that piece and parcel of flat bearing No: C/701 admeasuring 812 Sq ft of built up area in the 7 th floor of building known as 'Trans Residency' of Trans Residency 1 C&D Co-operative Housing Society Ltd constructed on the piece and parcel of land bearing in Sy No. 9, Hissa No. 9, Hissa No. 1, Corresponding CTS No. 17(Part), 17/1(Part) of Vyarvali Village, Andheri Taluk, Andheri Sub-Registration District, Mumbai Suburban District owned by Mr. Gilbert Massey, more fully described in Registered Agreement No: BDR-4-07646-2005 dated 24.08.2005 of Sub-Registrar of

Regional Office – Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex Bandra(East), Mumbai, Pin - 400 051, Ph : 022-6786-8888, E-mail : ro1001@sib.co.in

	Assurance Andheri-2 and Registered Deed of Gift No: BDR-17-5845-2017 dated 22.06.2017 of of Sub-Registrar of Assurance Andheri-6.
Reserve Price	Rs. 1,52,73,720/- (Rupees One Crore Fifty Two Lakhs Seventy Three Thousand Seven Hundred and Twenty Only)
Earnest Money Deposit (EMD)	Rs. 15,27,372/- (Rupees Fifteen Lakhs Twenty Seven Thousand Three Hundred and Seventy Two Only) shall be paid on or before 4.00 pm on 14-07-2023 by way of DD drawn in favour of Authorized officer by way of DD/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd" payable at Mumbai or through RTGS to Account No. 0147073000003011 (IFSC: SIBL0000147).
Date and Place of Sale	15-07-2023 at 2.00 PM at The South Indian Bank Ltd, Regional Office – Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex, Bandra(East), Mumbai, Pin - 400 051

TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis and "as is what is" condition (with respect to the lie, nature and physical status of the secured asset/s) and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website / Branch; **Mumbai Andheri East** at House No:1688."Santan House" Gokhiware Naka, Near Evershine City Gate, Vasai East, Thane, MH, Pin - 401 208 and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd" payable at Mumbai or through RTGS to Account No. 0147073000003011 (IFSC: SIBL0000147).
- 5) Interested Tenderers shall submit Demand Draft/ RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd. 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex



**Regional Office – Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex
Bandra(East), Mumbai, Pin - 400 051, Ph : 022-6786-8888, E-mail : ro1001@sib.co.in**

**Bandra(East), Mumbai, Pin - 400 051 along with the Tender in a sealed cover before 5.00 PM on
14-07-2023.**

- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on 15-07-2023 at 2.00 PM. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day of the date of Tender Cum Auction Sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report regarding the property from 01-01-2017 to 27-04-2023 and it contains no encumbrance over the property to the knowledge of the Bank other than those mentioned herein.



**Regional Office – Mumbai, 804, Parinee Crescenzo, "G Block", Bandra Kurla Complex
Bandra(East), Mumbai, Pin - 400 051, Ph : 022-6786-8888, E-mail : ro1001@sib.co.in**

17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer **Mr. Sabarish DG (CM)** (Contact No. 9446894511) at **The South Indian Bank Ltd., Regional Office** and **Mrs. Aparna S, Manager(Legal)** **Contact No: 9562280905** at **The South Indian Bank Ltd., Regional Office**

Date: Maharashtra
Place: 31-05-2023



For The South Indian Bank Ltd.

Authorized Officer
(Regional Officer, Mumbai)

**AUTHORISED OFFICER
(CHIEF MANAGER)**