

Annexure-2

STATE BANK OF INDIA BRANCH: SBI, SARB, Thane

Address of the Branch : 1st Floor, Kerom Building, Plot No. A-112, Circle Road No. 22, Wagle Indl Est, Thane - 400604

Authorised Officer's Details : Name: Pranesh Thakur Mobile No. 7087438999

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured property as mentioned in the Schedule is available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.

6. 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.

7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.

8. The Bank reserves the right to reject any offer of purchase without assigning any reason.

9. In case of more than one offer, the Bank will accept the highest offer.

10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.

11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.

12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE OF THE PROPERTY -

Description of the Property	Reserve Price (Rs.) (below which the properties will not be sold)
Flat No. 701, on 7 th Floor, Building known as Anjali Co Op Hsg Soc Ltd, situated at Plot No. CTS No. 3567, S. No. 378, H. N. 1(Part) of Village Kolekalyan, Taluka Andheri, Shivaji Nagar Road, Vakola Bridge, Santacruz East, Mumbai – 400055 Adm 727 Sq Ft Carpet Area. Owner Mrs. Sulochana Madhusudan Shroff.	Rs. 2,20,00,000/-
Total	Rs. 2,20,00,000/-

Date : 09.01.2024

Place : Thane

Pranesh Thakur

Chief Manager

Authorised Officer

