

Ref. No.CO:L&R:GGN:RRP:2024-25 : 327

Date : 08.11.2024.

Mr. Murugesan Nadar,
Mrs.Kalpanadevi Murugesan Nadar,
Flat No. 203, M-11,
Rustomjee EvershineGlobal City,
Virar West, Boisar - 401303.

Dear Sir / Madam,

Re: Your offer for the purchase of Residential Flat No. 402, on the 4th Floor, admeasuring 819.00 square feet i.e.76.09 Square Meters (Carpet area), in the Building No. 7, known as " Avenue M" in the Society known as " RUSTOMJEE EVERSHINE GLOBAL CITY AVENUE M BLDG NO.7 TO BLDG.NO.8 CO-OPERATIVE HOUSING SOCIETY LTD" in the project known as " RUSTOMJEE EVERSHINE GLOBAL CITY", constructed on the N.A. Land bearing Survey No.5,5B,5D,5F & 5G, lying being and situated at Village DONGARE (Dongarpada) also known as "Village Naringi" , Tal Vasai, Dist. Palghar, within the area of Sub-Registrar at Vasai 1 to 6. in the name of Mr. Vindheshwari S Tiwari & Mrs. Indu Vindheshwari Tiwari.on "AS IS WHERE IS AND WHATEVER THERE IS BASIS."

With reference to the above, we have to inform you that the Bank has decided to accept, subject to the terms & conditions specified in the Tender Document and the advertisement issued in the matter in general and the following terms & conditions in particular, your offer of **Rs. 65,30,000/- (Rupees Sixty Five Lakhs Thirty Thousand Only)** as the Highest Bidder to you both at the auction conducted on **08.11.2024 'ON AS IS WHERE IS AND WHATEVER THERE IS BASIS'** subject to:-

- 1) You have to pay 25 % of the above offer amount i.e. **Rs. 16,32,500/- (Rupees Sixteen Lakhs Thirty Two Thousand Five Hundred Only/-)** within 2 working days of the receipt of this letter, out of which you have paid **Rs. 7,00,000/- (Rupees Seven Lakhs Only/-)** through Pay Order / Demand Draft subject to realisation and we hereby acknowledge the receipt of the same.
- 2) The balance amount of **Rs. 48,97,500/- (Rupees Forty Eight Lakhs Ninety Seven Thousand Five hundred Only/-)** is to be paid by you within 15 days from the date of receipt of this letter. All payments should be by Pay Order / Demand Draft / Cheque drawn on a local Scheduled Bank. You may also pay through RTGS / NEFT in the following account: **Account Number : 2002509480220013 IFSC Code : SVCB0000025 Account Name : SVC Co-operative Bank Ltd. Branch : Khar Road Branch.** Please note that on your failure to pay the balance amount or any part thereof within the time limits as aforesaid, the Bank shall forfeit the amount paid by you and to be paid by you.



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Legal & Recovery Department : SVC Tower, Nehru Road, Vakola, Santacruz (E), Mumbai - 400 055.

Tel : +91 22 6699 9999 | www.svcbank.com

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3) The existing liabilities the past and the present, if any, and the liabilities which may arise in future in respect of the dues of all the concerned authorities for transfer of the property in question shall be payable by you.

4) **The property offered for sale is on 'AS IS WHERE IS AND WHATEVER THERE IS BASIS'. The Bank does not undertake any responsibility to procure any permission / license etc. in respect of the property offered for sale or for any dues like taxes, society dues, transfer fees, electricity dues arrears and or fresh power connection, any permission from local authority or other dues / taxes such as dues of the Sales Tax Department, Excise Department, Customs Department etc., if any, in relation to the said property. NOC from Society will be the responsibility of the purchaser and the Bank shall not be held responsible for the same.**

5) You shall execute necessary documents as may be advised or necessary for transfer of the property in your name and shall bear the expenses thereof.

6) All the other formalities under this offer shall be completed within 15 working days from the date of receipt of this letter failing which the offer shall stand withdrawn and the Bank shall be at full liberty to forfeit the Earnest Money Deposit and any other amounts paid or to be paid by you and or charge interest, claim damages from you for the default. Further you shall also be liable to make good the losses / expenses, security and other charges and expenses incurred / to be incurred by the Bank because of your omission / failure to complete the transaction as aforesaid.

7) All other terms & conditions enumerated in our Tender document is applicable to you. We, now, request you to make the payments within the time limits at this office at the abovementioned address.

As regards completion of the legal formalities for transfer of the property in your name and execution of documents for the same, you are requested to contact the Bank Officials after you have made full payment of **Rs. 65,30,000/- (Rupees Sixty Five Lakhs Thirty Thousand Only/-)** to the Bank, which please note.

Thanking You,

Yours Faithfully,


Mr. Rohan Rajiv Pai,
Senior Manager & Authorized Officer.
Legal & Recovery Department.

