

Date: 21.01.2025

To,  
The Authorized Officer  
In Precincts of  
The Greater Bombay Co-Op Bank Ltd.,  
1<sup>st</sup> Floor, JITO House, Plot No-A-56 , Road No-01,  
MIDC Marol , Andheri (East), Mumbai-400093.

Dear Sir,

Purchase of Flat No. 403, B-wing, Bonzer Avenue , Katrap Road , Near Old Petrol Pump ,  
Badlapur (East) , Thane – 421 503.

In response to your advertisement published in daily newspapers viz., Nav Shakti (Marathi) &  
The Free Press Journal (English), dated 04<sup>th</sup> January , 2025 whereby you have notified a property  
for sale. I / We, the undersigned, submit herewith my offer for purchase of property described  
below:

(A) Name of the Bidder : Ms. Ranjana Siyaram Pal

(B) Address – Residential : B-301 , Harikrupa Building,

Hendrepada , Badlapur (West)

Tel No. \_\_\_\_\_ Mobile 96898 08315

- Office : \_\_\_\_\_

Tel No. \_\_\_\_\_

2. Description of property for which offer is given :

: Flat No. 403, B-wing, Bonzer Avenue , Katrap Road ,  
Near Old Petrol Pump , Badlapur (East) ,  
Thane – 421 503

3. Reserve Price : Rs. 21,80,000/-

4. Offer Price : Rs.21,80,000/-

5. Is the offer negotiable upwards : YES/NO

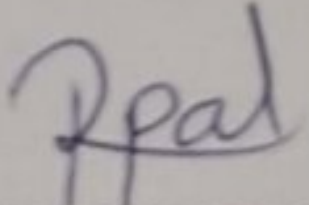
6. Adhar Account No. :

7. Details of earnest money deposited:P.O. /D. D. No.,

(10% of reserve price / Bid Amount)

Amt :- 2,18,000/- (Rs. Two Lakhs Eighteen Thousand Only)

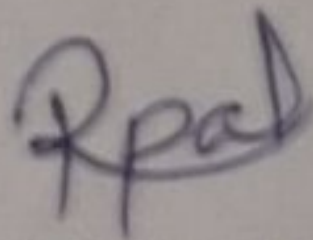
Drawn on :- RTGS

  
(SIGNATURE)



### Terms & Conditions of Auction

1. The auction sale will be on **Tuesday 21<sup>st</sup> January, 2025 at 02.00 pm.** at The Greater Bombay Co-operative Bank Ltd., The Stressed Accounts department, 1<sup>st</sup> Floor, JITO House, Plot No-A-56, Road No-01, MIDC Marol, Andheri (East), Mumbai – 400 093.
2. Earnest Money Deposit (EMD) shall be deposited in favour of The Greater Bombay Co-op Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. **94823000029**, Recovery in NPA A/c- M/s. **Atharva Metals Pvt. Ltd**, IFSC Code: **GBCB0000002**, before submitting the bids on or **before 21/01/2025** upto 5.00 pm or by way of Demand Draft in favour of M/s. **The Greater Bombay Co-operative Bank Ltd., payable at Mumbai.**
3. The bid form along with Demand Draft or Online Transfer details shall be handed over to the Authorised Officer in sealed envelope at The Greater Bombay Co-operative Bank Ltd 1<sup>st</sup> Floor, JITO House, Plot No-A-56, Road No-01, MIDC Marol, Next to The International by Tunga Hotel, Andheri (East), Mumbai – 400 093. **on or before 21/01/2025 upto 05.00 pm.**
4. 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 Only). Offer/Bid amount lesser than reserve price shall not be entertained. All concerned parties of M/s. **Atharva Metals Pvt. Ltd**) and guarantors are hereby informed to be present at the time of auction on 21/01/2025.
5. The successful bidder shall have to pay 25 % of the purchase amount (including Earnest Money, already paid), immediately on closure of the auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-2 above. The balance 75 % of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, Bank is at liberty to forfeit the amount deposited by the successful bidder. In the event of more time required by the bidder, a written application shall be made to the Authorised Officer on or before the 15<sup>th</sup> day and the Authorised Officer may extend the time, as per his discretion based on Rule 9(4) of Security Interest (Enforcement) Rules, 2002.
6. The EMD of the unsuccessful bidder will be returned within 3 working days from the closure of the auction sale proceedings. Without any claim for interest thereon
7. The sale is subject to confirmation by the Bank. If the borrowers/ co-borrowers/ guarantor pay the amount due to the bank in full before date of sale, no auction sale will be conducted.
8. The property is sold in “**AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS**” and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/ encumbrances over the property or on any other matter, etc., will be entertained after submission of the bid.
9. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
10. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, Taxes and rates and outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
11. The intending purchasers can inspect the property on **Saturday the 18<sup>th</sup> January, 2025 between 11.00 A.M. to 2.00 P.M.** For inspection of the properties, please contact: 61285729. The bid forms are available on payment of Rs. 100/- on any working day at the Stressed Accounts Department, 1<sup>st</sup> Floor, JITO House, Plot No-A-56, Road No-01, MIDC Marol, Next to The International by Tunga Hotel, Andheri (East), Mumbai – 400 093.
12. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended w.e.f. 04.11.2016.

  
(SIGNATURE)