



INtVENT ASSETS SECURITISATION & RECONSTRUCTION PRIVATE LIMITED

Regd Office: Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400021.

**[Appendix – IV-A]**

*[See proviso to rule 8 r/w rule 9]*

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**DATE & TIME OF E-AUCTION 08.07.2024 UPTO 12:00 PM**

PUBLIC NOTICE: E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (“SECURED ASSETS”) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND RULE 9 OF THE SECURITY INTEREST ENFORCEMENT RULES, 2002.

Notice is hereby given to the public in general and to the Borrower(s), Co-Borrower(s) and/or Guarantors(s) in particular that the under mentioned property(s) was mortgaged to Piramal Capital & Housing Finance Limited (Formerly known as Dewan Housing Finance Corporation Limited) (hereinafter referred to as “PCHFL”) and subsequently, the dues of the below mentioned Borrower(s), Co-Borrower(s) and/or Guarantor(s) along with underlying security interest were assigned in favour of Invent Assets Securitisation & Reconstruction Private Limited (hereinafter referred to as “INVENT”) by PCHFL vide Assignment Agreement dated 29.12.2023. Physical possession of under mentioned property(s) had been taken by the Authorised Officer of PCHFL under section 13(4) of the SARFAESI Act, 2002 and now will be sold on "As is where is", "As is what is", and "Whatever there is" and “No recourse Basis” on 08.07.2024 for the recovery of dues detailed as under.

The description of Borrower(s), Co-Borrower(s) and/or Guarantor(s) with description of the immovable property(s), known encumbrances and known liabilities (if any) are as under:

Sr. / Lot No.	Loan Code / Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Description of Immovable Property(s) with known encumbrances and known liabilities, if any	Demand Notice Date and Amount	Total Outstanding Amount (31.03.2024)	Reserve Price (RP)	Property in Symbolic or Physical Possession	Date and Time of Property Inspection
					EMD (10% of RP)		
					Bid Increase Amt.		
1	Loan Code No. 24100000792, Ramesh R Gupta (Borrower), Neetu Ramesh Gupta (Co Borrower 1)	Flat No. 304 (Area 387 sq. ft) & 305 (Area 446 sq. ft.), 3rd Floor, B Wing, Kavya Hill View, behind Hyper City Mall, Off Ghodbunder Rd, Anand Nagar, Thane – 400615.	Dt: 23.04.2018, Rs.1,42,73,395/-	Rs.2,71,75,381/-	Rs.1,23,70,000/- Rs.12,37,000/- Rs.1,00,000/-	Physical	24.06.2024 Between 12.00 Noon to 4.00 PM
2	Loan Code No. 05000033627, Ashok Omprakash Mistri (Borrower), Sunita Purnamal Rasganiya (Co Borrower 1), Satpal Omprakash Mistri (Co Borrower 2)	Flat No.401 & 402, 4th Floor, adm. 720 sq. ft. carpet area, B Wing, Tandice, Mahesh Residency, M G Road and Gokhale Road Junction, Kandivali (West), Mumbai – 400067.	Dt: 25.01.2019, Rs.1,23,71,339/-	Rs.2,21,62,606/-	Rs.1,36,08,000/- Rs.13,60,800/- Rs.1,00,000/-	Physical	25.06.2024 Between 12.00 Noon to 4.00 PM

3	Loan Code No. 05000023152, Madan S Kolambekar (Borrower), Kanchan M Kolambekar (Co Borrower 1)	Shop No.4, 5, 6 on ground floor &, adm. 705 sq. ft., Vakratund, Plot No.21, Phase-2, Near Nandan Residency, Kharghar, Raigad 410210.	Dt: 12.03.2015, Rs.1,29,23,215/-	Rs.4,57,76,609/-	Rs.50,76,000/-	Physical	26.06.2024 Between 12.00 Noon to 4.00 PM
					Rs.5,07,600/-		
					Rs.1,00,000/-		
4	Loan Code No. 05000023152, Madan S Kolambekar (Borrower), Kanchan M Kolambekar (Co Borrower 1)	Shop No. 1 and 4 on first floor, adm. 311.25 sq. ft., Vakratund, Plot No.21, Phase-2, Near Nandan Residency, Kharghar, Raigad 410210.	Dt: 12.03.2015, Rs.1,29,23,215/-	Rs.4,57,76,609/-	Rs.19,60,880/-	Physical	26.06.2024 Between 12.00 Noon to 4.00 PM
					Rs.1,96,088/-		
					Rs.1,00,000/-		
5	Loan Code No. 05000033367, Swarali Rahul Joshi (Borrower), Pradeep Yashwant Joshi (Co Borrower 1), Rahul Pradeep Joshi (Co Borrower 2)	Flat No. 702, 7th Floor, adm. 980 sq.ft, Laxmi Park CHSL, Opp to Pratap Cinema, Kolbad Road, Nr. S T Stand Workshop, Thane West 400601.	Dt: 29.04.2021, Rs.1,16,86,781/-	Rs.1,72,37,918/-	Rs.1,14,66,000/-	Physical	24.06.2024 Between 12.00 Noon to 4.00 PM
					Rs.11,46,600/-		
					Rs.1,00,000/-		
6	Loan Code No. 10900006291, Navin Prahalad Chawla (Borrower), Aarti Popat Bagul (Co Borrower 1)	Flat No 1802, 18th Floor, B Wing, adm. 1075 sq. ft., Tiara Lodha, Upper Thane, Anjur Phata, Mankoli Thane – 421302.	Dt: 29.04.2021, Rs.1,16,54,344/-	Rs.1,60,41,536/-	Rs. 96,50,000/-	Physical	25.06.2024 Between 12.00 Noon to 4.00 PM
					Rs. 9,65,000/-		
					Rs.1,00,000/-		
7	Loan Code No. 24100000904, Naveen Vijayan Ickarath (Borrower), Bindu Naveen Ickarath (Co Borrower 1)	Villa No. 47, Ground + 1 structure, adm. 1482 sq. ft. built up, Montag Greens, Near Pushpam Lords Resort, Off Murbad Road, Taluka Karjat, Raigad – 410201.	Dt: 11.10.2018, Rs.85,17,884/-	Rs.1,53,43,633/-	Rs.46,68,000/-	Physical	27.06.2024 Between 12.00 Noon to 4.00 PM
					Rs.4,66,800/-		
					Rs.1,00,000/-		
8	Loan Code No. 26700000131, Maneesh Yadav Korr (Borrower), Sapna Haribhau Godse (Co Borrower 1)	Flat No.301 & 302, 3rd Floor, B Wing, adm. 1116 sq. ft., Samarth Krupa, Wafe Village, Near Highway Govind Nagar, Titwala, Thane 421605.	Dt: 19.05.2018, Rs.38,91,300/-	Rs.73,72,356/-	Rs.28,12,000/-	Physical	25.06.2024 Between 12.00 Noon to 4.00 PM
					Rs.2,81,200/-		
					Rs.1,00,000/-		
9	Loan Code No. 10900005317, Deepak Sanjay Zore (Borrower), Ujwala Deepak Zore (Co Borrower 1)	Flat No. 405, 4th Floor, D- Wing, adm. 884 sq. ft., Florida, Panvelkar Estate, Mankivli, Shirgaon, Badlapur, Thane – 421503.	Dt: 20.07.2018, Rs.31,04,152/-	Rs.56,07,690/-	Rs.31,82,000/-	Physical	28.06.2024 Between 12.00 Noon to 4.00 PM
					Rs.3,18,200/-		
					Rs.1,00,000/-		
10	Loan Code No. 11300005337, Rahul Koshti (Borrower), Prajakta Rahul Koshti (Co Borrower 1)	Flat No. 601, 6th Floor, Bldg No. 10, adm. 473 sq. ft. carpet area, Sun Flower, Jeevan Lifestyle, Near Marathon Nagari, Panvel, Thane – 421201.	Dt: 19.12.2019, Rs.21,76,181/-	Rs.35,60,351/-	Rs.27,67,000/-	Physical	27.06.2024 Between 12.00 Noon to 4.00 PM
					Rs.2,76,700/-		
					Rs.1,00,000/-		

11	Loan Code No. 16200001946, Sanni S Mohite (Borrower), Swati Subhash Kesarwani (Co Borrower 1)	Flat No 511, adm. 472 sq. ft. carpet area, Sky Hills CHSL, Near Bhavani Heights, Shirgaon, Badlapur (East), Thane – 421503.	Dt: 20.07.2021, Rs.20,88,962/-	Rs.28,13,520/-	Rs.25,49,000/- Rs.2,54,900/- Rs.1,00,000/-	Physical	28.06.2024 Between 12.00 Noon to 4.00 PM
12	Loan Code No. 23800001103, Ramesh Sitaram Kondilakar (Borrower), Ashwini Ashok Thakur (Co Borrower 1)	Flat No 04, Ground Floor, Building No 5, adm. 595 sq. ft Super Built-up, Balsam, Enkay Garden, Near Taloja MIDC, Wavanje, Panvel, Raigad – 410208.	Dt: 24.02.2018, Rs. 21,10,593/-	Rs.44,17,821/-	Rs.17,67,000/- Rs.1,76,700/- Rs.1,00,000/-	Physical	27.06.2024 Between 12.00 Noon to 4.00 PM
<b>Last Date &amp; Time for submission of bid:</b>		<b>08.07.2024</b> , upto 11.00 AM					
<b>Date &amp; Time of bid opening:</b>		<b>08.07.2024</b> , at 12.00 PM					
<b>EMD Remittance Account Details:</b>		Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT fund transfer to credit Account No. 000405157479, Name of the Beneficiary: Invent Assets Securitisation and Reconstruction Pvt. Ltd, Name of the Bank: ICICI Bank Ltd., IFSC Code ICIC0000004.					
<b>Address at which the tender to be Submitted and Place of Auction:</b>		Bakhtawar, Suite 'B', Ground Floor, Backbay Reclamation Scheme Block III, 229, Nariman Point, Mumbai – 400 021.					
<b>TERMS &amp; CONDITIONS:</b>							
<ol style="list-style-type: none"> <li>Offers are now invited by undersigned from intending purchasers/bidders in sealed envelopes/covers for purchase of the secured assets described herein below on "<b>as is where is basis</b>", "<b>as is what is basis</b>" and "<b>no recourse basis</b>" under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules 2002. The General Public is invited to bid either personally or through their duly authorised agent.</li> <li>The property shall be sold at the price higher than or equal to the Reserve Price only and sale is subject to the confirmation by Invent Assets Securitisation &amp; Reconstruction Pvt. Ltd. as secured creditor. In case, the borrower/co-borrower/ guarantor/ mortgagors pay the dues to INVENT in full before the auction date, then no auction sale will be conducted.</li> <li><b>The bidder who will bid for all the aforesaid properties together will get priority over the bidder who will bid only for single property.</b></li> <li>The bidders are requested in their own interest to take inspection of the assets put up for auction.</li> <li>The intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The property is being sold with all the existing and future encumbrances whether or not known to the Bank/ARC. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.</li> <li>Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.</li> <li>Interested parties can inspect the property on the aforementioned dates between 12:00 am to 04:00 pm <b>with prior appointment with Authorised Officer.</b></li> <li>All Offers shall be through Tender Document containing the detailed terms &amp; conditions which can be purchased from the Authorised Officer by paying Rs. 1000/- plus GST (<b>non-refundable</b>) in Cash or by Demand Draft drawn in favour of "Invent Assets Securitisation &amp; Reconstruction Pvt Ltd" payable at "Mumbai"</li> <li>The intending bidders shall submit bids in the prescribed format in sealed cover along with Earnest Money Deposit (EMD) to the Authorized officer on or before the last date.</li> <li>The interested bidders shall deposit the EMD amount through NEFT/RTGS/Transfer in the account as per details of a/c for depositing EMD/Bid amount mentioned above. Alternatively, Bidders may send a crossed Demand Draft/Pay order in favour of "Invent Assets Securitisation and Reconstruction Pvt. Ltd" payable at Mumbai. Bidders shall have to attach / enclose a proof of RTGS/NEFT fund transfer or crossed Demand Draft/Pay order along with the bid.</li> <li>The bids without EMD amount and or/less than the reserve price shall be disqualified.</li> </ol>							

12. In case of default in payment by the successful bidder, the amount already deposited by the bidder including EMD shall be forfeited without further notice and the property shall be put to re - auction and the defaulting bidder shall have no claim/right in respect of property/amount.
13. The EMD of unsuccessful bidder will be returned within 07 working days on the closure of the auction sale proceedings. No interest shall be paid on the EMD refunded.
14. The Purchaser shall bear the applicable Stamp Duty/ additional stamp duty, charges, fees, etc. including those of Sale Certificate Registration charges, all statutory dues payable to Government, taxes and rates, outgoing both existing and future relating to the property.
15. The Purchaser shall bear all dues of the borrower company including Income Tax dues, Society dues & any other dues, if any.
16. The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.
17. The Authorised Officer reserves the right to conduct Inter-se bidding / further negotiations amongst the bidders. The highest bidder amongst them after Inter-se bidding / negotiations shall be declared as successful bidder. The Bidders may improve their further offers in multiple of Rs. 1,00,000/- (Rupees One Lakh only).
18. The bid once submitted cannot be withdrawn and the bidder has to purchase the property for the quoted price in case the same is the highest bid, failing which EMD shall be forfeited.
19. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
20. Sale shall be confirmed in favour of the successful bidder; however, confirmation of the sale shall be at the sole discretion of INVENT (the secured creditor).
21. The Successful bidder will have to deposit 25% of the total bid amount / purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 75% of the bid amount / purchase price on or before the fifteenth day of the confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and INVENT the secured creditor, in any case not exceeding three months.
22. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.
23. The undersigned Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/auction and also modify any terms and conditions of the sale without any prior notice and /or assigning any reasons.
24. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.
25. For further details, contact Ms. Kalpana Singh/Ms. Pooja Ashara/ Mr. Ankit Shetty, Authorised Officer, Invent Assets Securitisation and Reconstruction Pvt. Ltd. (+91 9920116609/+91 8369417225/+91 9920587626), Email id: [kalpana.singh@inventarc.com](mailto:kalpana.singh@inventarc.com)/ [pooja.ashara@inventarc.com](mailto:pooja.ashara@inventarc.com)/ [ankit.shetty@inventarc.com](mailto:ankit.shetty@inventarc.com).

**STATUTORY 30 DAYS SALE NOTICE UNDER Rule 8(6) / Rule 9(1) OF STATUTORY INTEREST (ENFORCEMENT ) RULES ,2002**

**Note:** This notice is also a mandatory Notice of 15 (fifteen) days to the Borrower/Guarantors of the above loan account under Rule 8 (6) read with Rule 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, for subsequent sale informing them about holding of auction/sale on the above referred date and time with the advise to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 and Rule 9 of Security Interest (Enforcement) Rule, 2002.

Date: June 17, 2024

Place: Mumbai

Sd/-

Authorised Officer

Invent Assets Securitisation & Reconstruction Private Limited