

	<p>Residential Address: 702, Rajnigandha, CHSL, Gen. A.K. Vaidya Marg, Gokuldham, Goregaon (East), Mumbai -400063.</p> <p>4. Mr. Umesh Vyas Son of Mr. Jansukhlal Vyas Director, Better Builders And Infrastructure Pvt. Limited</p> <p>Registered office: 5/5 Mathuradas Colony, St. Anthony Street, Kalina, Santacruz (E), Mumbai - 400098.</p> <p>Residential Address 3101, Electra, Planet Godrej, 30, Keshavrao Khadye Marg, Jacob Circle, Mumbai - 400011.</p>
--	--

The under mentioned properties will be sold by "Online e-Auction through website <https://sarfaesi.auctiontiger.net> on 29th July, 2023 for/towards recovery of Loan A/c No. ARGFL/CF/030 an amount of total Outstanding Rs. 32,65,83,957/- (Rupees Thirty Two Crores Sixty Five Lakhs Eighty Three Thousand Nine Hundred Fifty Seven Only) to ARGFL payable as on 25th October, 2019 and the contractual interest thereon and other cost and charges till the date of realisation.

SCHEDULE I

PROPERTY CONSTITUTING THE PROJECT "PARIJAT TOWER"

Details of the Project Land available for Auction:-

All that piece and parcel of land in the project known as "Parijat Towers", along with the right, title and interest of the land bearing Survey No. 11 Hissa No. 2 (Part) and corresponding to City Survey No. 35A adm. 3501.10 sq. mtrs., together with the benefits and the rights in respect of setback portion bearing City Survey No. 35B adm. 517.40 sq. mtrs. (surrendered to MCGM) and development rights in respect of Survey No. 11, Hissa No. 2(Part) and corresponding Survey Nos. 36, 36/1, 36/2, 37, 37/1 to 8 total adm. 247.80 sq. mtrs. and City Survey No. 36/3 adm. 72.20 sq. mtrs of Village Tungva, Taluka Kurla, Mumbai Suburban District at Baji Pasalkar Marg, Saki Vihar Road, Tungva Village, Kurla (West), Mumbai;

The Auction of the Project includes:- Pending Constructions, Receivables and Benefits of Potential built up area (FSI) of approx. 49,000 sq. ft. thereon (i.e. in Wing A & B - from 10th Floor and above; and Wing D- Lower Basement + Upper Basement + 1st Floor and above);



ARGFL /Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

3. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider viz M/s e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) <https://sarfaesi.auctiontiger.net>, Contact Person: Mr. Ram Sharma - 6351896834, Help Line No. :079-61200559 | 531, Support Mail id: ramprasad@auctiontiger.net, support@auctiontiger.net.

4. Bidders are advised to go through the website sme.rathi.com for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

5. For participating in e-auction sale the intending bidders should register their details with the Service Provider viz M/s. e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) well in advance and get the User ID and password. The password may be changed only on receiving it and logging in. Bidders are required to hold digital signature certificate for participating in the E-Auction at their own cost.

6. The immovable properties "SHALL NOT" be sold below the reserve price and the same shall be sold on an "As is where is", "As is what is" and "Whatever there is".

7. The successful bidder should deposit 25% of the bid amount (including EMD) on the next day of the sale, being knocked down in his/her/it favor and balance 75% of bid amount within 15 days after the sale date by RTGS/NEFT/Funds Transfer to the credit of A/C No. **00600340008138** as mentioned above, Anand Rathi Global Finance Limited, Mumbai through IFSC Code "**HDFC0000060**" or by Demand Draft /Pay Order in favor of Anand Rathi Global Finance Limited, payable at Mumbai.

8. In case of default in payment at any stage by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale, without any reference or recourse to such a bidder.

9. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable under related laws.

10. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her/it only.

11. Prospective bidders are advised to peruse the copies of Title deeds with ARGFL and verify the latest Encumbrance Certificate and other Revenue/Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrances, if any over the property.



