



THE DAMAN AND DIU STATE CO-OPERATIVE BANK LTD
(Registration No. ARCS/DMN/DDCBL/211/2015-16 dtd.17.11.2015)

Head Office: H.No.14/54, 1st Floor, Dilip Nagar,
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PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH TENDER

Whereas the Authorised Officer, The Daman and Diu State Co-operative Bank Ltd. (DDSCBL) has taken the Possession under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (The SARFAESI Act, 2002) of the property ("the Secured Asset") given below. The Authorised Officer has received offer of Sale from some interested party against the above-mentioned Secured Asset under the SARFAESI Act for recovery of the Secured Debt. Now, the Authorised Officer is hereby giving the Notice to Sale of the above said property through Private Treaty in terms of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:-

Sr.No.	Loan Account No. & Name of Borrower(s)	Name of the Guarantor(s)	Demand Notice Date & Amount	Reserve Price (RP)	Earnest Money Deposit (EMD)	Total Outstanding Loan Amount as on date (17.11.2021)	Description of the Secured Asset
1	00225800000001 Hotel Heritage Villa Paying Guest House, Makara Road, Diu. Partners:- 1. Bharat Ramji Kamalia 2. Mrs. Ananda Bharat Kamalia 3. Mrs. Bhavna Suryakumar Baraiya	1. Manoj Ramji Kamalia 2. Sukar Ramji Anjani	06-05-2021 1,05,04,992/-	Rs. 3,05,00,000/ (Rs. .Three Crores Five Lakh Only)	Rs. 30,50,000/- (Rs. Thirty Lakh Fifty Thousand Only)	1,11,80,423.00 (Rs. One Crore Eleven Lakh Eighty Thousand Four Hundred Twenty Three Only)	English (Sub-Registrar) mortgage of Non-Agriculture Land situated at Makata Road, Diu, District of DIU, within the jurisdiction of DIU Municipal area PTS No. 114/33 adm. 234.00 square meters, along with the building constructed thereon as old construction, at DIU and bounded as follows:- On the East: Property PTS-114/34 On the West: Property PTS-114/32 & 32A On the North: Property PTS-114/21 & 36 On the South: Property PTS- Makata Main Road

The Authorised officer will hold auction for sale of the Secured Asset on 'As is where is Basis', 'As is what is basis' on 23.12.2021 between 10.00 A.M. to 1.00 P.M. and 'Whatever is there is basis'.

This is 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002 is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of The Daman and Diu State Co-operative Bank Ltd. (DDSCBL) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and to the amount due to The Daman and Diu State Co-operative Bank Ltd., in full before the date of sale, auction is liable to be stopped. For further details and Terms & Conditions, please visit our website <https://3dcoopbank.in>.

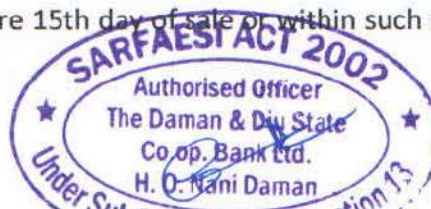
Place: Diu,
Date : 19.11.2021

(Authorised Officer)
For The Daman and Diu State Co-operative Bank Ltd



**TERMS AND CONDITIONS OF AUCTION/TENDER SALE OF SECURED ASSETS
UNDER SARFAESI ACT AND RULES:**

1. The property is being sold on "As is Where is" basis.
2. The property shall not be sold below the reserve price.
3. Tender/Bid once made shall not be cancelled or withdrawn
4. For details and help, procedure on auction, prospective bidders may contact the Authorised Officer.
5. Tenders/Bidders are advised to go through the detailed term & condition of auction sale and auction sale and procedure before submitting their Bids for taking part in auction & sale proceedings.
6. Tenderers/Bidders are advised inspect the property and verify the title deeds and documents of the property and be satisfied before submitting their Tenders/Bids for taking part in auction sale proceedings.
7. The interested bidders shall pay EMD through NEFT / RTGS in the following Account No. 39823137352 Name of the Account: The Daman and Diu State Co-operative Bank Ltd, Name of the Bank: State Bank of India, Diu Branch, IFSC Code: SBIN0060114, latest by 4.00 p.m. on or before 20.12.2021. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.
8. For participating in auction sale, the intending bidders should provide their details with the Bank on the e-mail of the Authorised Officer by 05.00 p.m. on or before 20.12.2021, along with colour scanned copies of the following self-attested documents viz.
 - i) Copy of the NEFT/ RTGS Challan;
 - ii) Copy of PAN Card;
 - iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card;
 - iv) Aadhar Card;
 - v) Valid Authorisation in case of bidder represents partnership firm, company or legal entity along with copy of PAN card of Firm/Company/Legal Entity and registration document of Firm/Company/Legal Entity etc.;In case of non-submission of above documents, the Bid is liable to be rejected.
9. The Authorised Officer is not bound to accept the highest tender/bid or any or all tender/bids and reserves the right to accept or reject any or all the tenders/bids or cancel, postpone the e-auction without assigning any reason thereof.
10. Bid incremental amount shall be Rs. 50,000/-
11. The highest tenderer/bidder will be declared as successful bidder subject to fulfilment other terms and conditions. In case of receipt of more than one tender/bid, auction amongst the eligible tenderer/bidder will be conducted.
12. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the concerned Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed



- upon in writing by and solely at the discretion of the concerned Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
13. In case of default in payment at any stage by the successful bidder/ auction purchaser within the stipulated period in time, the sale of favour of him will be cancelled and the amount already paid him by will be forfeited to the Bank and the property will again will be put on sale.
 14. No interest is applicable to any deposits /payments made by the tenderer/ bidder/ successful bidder in respect of this sale of secured asset.
 15. The purchaser has to bear cess, sales tax (if applicable) and any other statutory dues or other dues like Municipal tax, Electricity charges, land use conversion charges, society charges, maintenance charges or all other incidental costs, charges including all taxes and rates outgoing relating to the property.
 16. Sale certificate shall be issued in prescribed format in favour of successful bidder only.
 17. The successful bidder shall have to arrange for Registration etc., at his cost of the sale certificate as per the provision of the Stamp Act and the Registration Act. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable.
 18. In case of sale of property subject to any encumbrances, the successful bidder/purchaser shall deposit the money required to discharge the encumbrance including interest, cost etc., if any to the authorised officer to deliver the property free from the encumbrances.
 19. In case of auction scheduled is stopped or stayed or postponed, it will be displayed on the website of the Bank. In case of cancellation of auction, the intending bidders who have submitted the details shall be intimated by e-mail as provided by the intending bidders at the time of registration.
 20. The sale of property is under provisions of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002. All the tenderers/bidders shall be deemed to have read and understood the terms and conditions of sale as per the Act and the Rules and be bound by them.
 21. For further details and Terms & Conditions, please visit our website <https://3dcoopbank.in>.
 22. In case of any dispute, difference of opinion or on procedure and documentation formality, the decision of the Authorised Officer and or the Bank is final and binding to all parties.
 23. Contact Details of Authorised Officer:-
 - I. Address:- Bander Chowk, Gandhi Bhuvan, DIU.
 - II. Mobile No : 98982 72795
 - III. Email ID : diuro@3dcoopbank.in

Place: Diu.

Date: 19.11.2021

Authorised Officer

The Daman and Diu State Co-operative Bank Ltd.

