



**Saraswat
Bank**

Saraswat Co-operative Bank Ltd.

(Scheduled Bank)

Recovery Dept.: 74-C, Samadhan Building, 2nd floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai-400 028.
Phone No.: +91 22 2422 1202/04/06/11 Fax No.: +91 22 2438 1310

E-AUCTION SALE NOTICE

(Auction Sale / bidding would be conducted only through website <https://sarfaes.auctiontiger.net>)
SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.
Pursuant to Demand Notice issued U/s. 13(2), the undersigned as Authorized Officer of Saraswat Co-op. Bank Ltd. has taken over possession of the following assets u/s 13 (4) of the SARFAESI Act.
Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder:

Sr.	Name of Borrower, Co-Borrower, Guarantor, Mortgagor, Legal Heir (if applicable)	A. Date of Demand Notice B. Amt. of Demand Notice C. Possession Type / Date	Description of Assets	L. Reserve Price B. EMD III. Bid Increment Amount
1	<p>Borrower : M/s. Tip Top Services [Borrower] Through Proprietor Mr. Janorikar Deepak Trimbak</p> <p>Guarantor : Pathak Madhukar Anantrao</p> <p>Mortgagor : Mr. Janorikar Deepak Trimbak</p>	<p>A. 08.04.2022</p> <p>B. ₹ 4,84,85,516/- (Rs. Four Crores Eighty Four Lakhs Eighty Five Thousand Five Hundred Sixteen Only) as on 07.04.2022</p> <p>C. Physical Possession / 05.07.2023</p>	<p>Secured Asset All That piece and parcel of land bearing CTS No. 47A/1 admeasuring 261.5 Sq. Mtrs. at Village Mulund (East), Taluka Kurla, District Mumbai Sub Urban within the Jurisdiction of the Sub Registrar at Mumbai and within the T ward of Municipal Corporation of Greater Mumbai together with commercial building No. C standing thereon having Ground floor area 749 Sq. Ft. First Floor area admeasuring 731 sq. ft. and Second Floor area admeasuring 731 Sq. Ft. thus totally admeasuring 2211 Sq. Ft. i.e. 205.49 Sq. Mtrs. abutting an existing DP Road TOGETHERWITH such percentage of undivided share in the common areas and facilities of the land and commercial building annexed with all easementary rights with all fixtures, furniture and fittings and in the said land & commercial building togetherwith all rights, title and interest of Mr. Janorikar Deepak Trimbak in the said land and Commercial building.</p>	<p>Secured Asset I ₹ 730.00 Lakhs II ₹ 75.00 Lakhs III ₹ 5.00 Lakh</p> <p>Date / Time of Inspection : 28.11.2023 between 3.00 p. m. to 5.30 p. m.</p> <p>Last Date / Time for EMD & KYC submission : 07.12.2023 upto 5.00 p. m.</p> <p>Date / Time of E-Auction : 08.12.2023 between 2.00 p. m. to 4.00 p. m.</p>

The auction will be conducted through the Bank's approved service provider M/s. e-Procurement Technologies Limited (Auction Tiger). Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid / Offer, are available from their website at <https://sarfaes.auctiontiger.net> and at Recovery Dept.

STATUTORY NOTICE AS PER RULE 8(5) of SARFAESI ACT, 2002

This notice also be considered as a notice to the Borrower/s, Co-Borrower/s, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above-mentioned Auction date.

sd/-
Authorized Officer
Saraswat Co-op. Bank Limited

Date : 16.11.2023
Place : Mumbai



Saraswat Bank

Saraswat Co-operative Bank Ltd.

(Scheduled Bank)

Name of Borrower	M/s. Tip Top Services
Date & Time of Auction	08.12.2023 between 2.00 p.m. to 4.00 p.m.
Date & Time of Inspection	28.11.2023 between 3.00 p.m. to 5.30 p.m.
Last date & time for submission of EMD & KYC	07.12.2023 upto 5.00 p.m.

Terms and Conditions of the E-auction are as under:

- (1) The auction will be conducted through the Bank's approved service provider M/s e-Procurement Technologies limited (Auction Tiger). Intending bidders may avail training for online bidding from **M/s. e-Procurement Technologies. Ltd., B-704/705, Wall Street - II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat. Monday – Friday 10:00 AM - 07:00 PM (Saturday - 10:00 AM - 06:00 PM. Closed on 2nd & 4th Saturday / All Sunday's); Contact: Landline No. 079-6813 6837/80/90 email: maharashtra@auctiontiger.net, support@auctiontiger.net. Mr. Chintan Bhatt (M) 9978591888 (O) 079- 6813 6851 email: chintan.bhatt@auctiontiger.net / nbfc@auctiontiger.net** Prospective bidder can also view sale details and bidding through Auction Tiger Mobile Application (Android).
- (2) Prior to submitting the Bids, bidders may obtain Bid form, information about the said Sale/Auction, it's Terms & Conditions and procedure of submission of Bid/Offer, from Bank's Authorised Officer, Saraswat co-op. Bank Ltd., Recovery Dept., 74-C, Samadhan Building, 2nd floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai 400 028. Phone No: +91 22 2422 1202/04/06/11. Fax: +91 22 24381310 - Monday to Friday 11:00 AM to 05:00 PM & Saturday - 11:00 AM to 4:00 PM (Closed on 2nd & 4th Saturday / All Sundays) OR website of our technology partner e-Procurement Technologies. Ltd. at <https://sarfaesi.auctiontiger.net>
- (3) Inspection of the subject properties/assets will be available on date and time specified above. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property/assets, the rights, title, interest & claims, rights, dues affecting the property/assets in respect of the property/assets put on auction. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. Objections of any kind in this regard shall not be entertained.
- (4) All statutory/non statutory dues, taxes, GST, surcharge, rates, assessments, charges, fees, TDS, claims Applicable stamp duty, Transfer and Registration Charges etc. pertaining to auctioned property/assets & its sale, will be the responsibility of the auction purchaser only.
- (5) Earnest Money Deposit (EMD) shall be deposited either through NEFT/ RTGS/DD/PAY ORDER. **Name of the A/C.: SARASWAT BANK - RECOVERY, IFSC Code: SRCB0000097, Bank Name & Address: SARASWAT CO-OP. BANK LTD., RECOVERY DEPT., 74-C, SAMADHAN BUILDING, 2ND FLOOR, SENAPATI BAPAT MARG (TULSI PIPE ROAD), DADAR (W), MUMBAI 400 028. Beneficiary**

Account No.: 0097421420000001, Sender to Receiver Information / Remarks: mention the Name of the Borrower. The EMD amount shall not carry any interest.

- (6) Physical / scanned copies of Bank Receipt with UTR for EMD remitted and KYC documents should reach the Authorised Officer at above Bank address or on email id: incharge_recovery@saraswatbank.com at least two working days prior to the Auction date.
- (7) The property/assets will not be sold below the Reserve Price mentioned in the Auction Notice. The bidder shall improve their further offers in multiple of amounts indicated under "Bid increment" in the Auction Notice. If a bid is placed in the last 5 minutes of the closing time, the process will get extended for further 5 minutes for unlimited time. On closure of e-Auction process, the bidder who submits the highest bid amount shall be declared as Successful Bidder. The Authorised Office may conduct an Open Bidding process / further negotiations thereafter to decide the successful bidder and auction amount.
- (8) The successful bidder shall, immediately but not later than next working day after sale, deposit 25% of the final bid amount [Including EMD before bid]. If the successful bidder fails to pay 25% amount within the prescribed time herein above, the EMD shall be forfeited without any notice. After deposit of 25% and confirming the sale by the Authorised Officer, the bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 working days from the receipt of the confirmation letter or within such extended period as may be agreed upon in writing solely at the discretion of the Authorised Officer.
- (9) If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount deposited so far would be forfeited without any notice and property/assets shall be put to re-auction. The defaulting bidder shall have no claim/ right in respect of property/assets amount. The EMD amount of unsuccessful bidder will be refunded on closure of the e-auction/sale proceeding as per instructions provided in the Auction Bid Form.
- (10) The sale is subject to confirmation of the Authorised Officer. Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s).
- (11) The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction at any stage without assigning any reason thereof.
- (12) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- (13) Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Saraswat Co-op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Authorised Officer
Saraswat Co-operative Bank Ltd.