

Date: 12.08.2025

To,

1.	<b>Hotel Om Sairam (Prop. Bharat Mangaldas Patil)</b> H N0 98, Saidhara Complex, Kukase, Tal Bhiwandi, Bhoirgaon 421302.	<b>Borrower</b>
2.	<b>Bharat Mangaldas Patil</b> Kalyan Padgha Road, Post Amare, kukse, Kukase, Amare, Thane, Bhiwandi, Maharashtra -421302	<b>Co-Borrower</b>
3.	<b>Manjula Mangaldas Patil</b> Kalyan Padgha Road, Post Amare, kukse, Kukase, Amare, Thane, Bhiwandi, Maharashtra -421302	<b>Co-Borrower</b>
4.	<b>Mangaldas Kaluram Patil</b> Kalyan Padgha Road, Post Amare, kukse, Kukase, Amare, Thane, Bhiwandi, Maharashtra -421302	<b>Co-Borrower</b>

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower(s) that the authorized officer has taken over possession of immovable property described Auction Schedule below (Secured Asset) in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which will be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for recovery of **Rs. 1,08,57,520/- (Rupees One Crore Eight Lakhs Fifty Seven Thousand Five Hundred and Twenty Only) outstanding as on 14.10.2022** due to the **Profectus Capital Pvt Ltd., (Secured Creditor)** along with all outstanding dues (interest and charges) as on the date of Auction, due to the Profectus under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 from the Borrower mentioned below

**AUCTION SCHEDULE**

1.	<b>Description of Property (Secured Asset / Immovable property)</b>	All that piece and parcel of Land along with structure standing thereon, admg. 500 sq. mtrs. bearing Survey No. 30, Hissa No. Part, situated at Village Bhoirgaon, Kukase, Taluka Bhiwandi & Dist. Thane 421302.
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2	Name of the Borrower	1. Hotel Om Sairam (Prop. Bharat Mangaldas Patil) 2. Bharat Mangaldas Patil 3). Manjula Mangaldas Patil 4. Mangaldas Kaluram Patil.	
3.	Date, Time & Venue of Auction	1 <sup>st</sup> September, 2025 at 11:00 AM to 05.00 PM  The E-Auction Sale will be conducted through online portal: <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>	
4.	Reserve Price	Rs.95,00,000/- (Rupees Ninety-Five Lakh Only)	
5.	Earnest Money Deposit ("EMD")	Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only)  <i>The EMD shall be payable through Demand Draft / RTGS / NEFT or before date of receipt of 30.08.2025.</i>	
6.	Payment Schedule for accepted Highest Bidder	25% including EMD Paid	<b><u>Immediately or latest before closing hours of the next working</u></b>
		75% Balance Amount	<b><u>Within 15 days from the date of bid confirmation</u></b>
7.	Bid Incremental Amount	Rs. 1,00,000/- (Rupees One Lakh Only)	
8.	Date & Time of inspection of property for intending purchaser	25 <sup>th</sup> August 2025 to 28 <sup>th</sup> August, 2025 Between <u>11:00 AM to 5:00 PM</u>	
9.	Date of Physical possession taken.	24 <sup>th</sup> April, 2025	
10.	Contact Person Name & Contact Number	Mr. Mangesh Patil ; +91 8082054151. Mr. Avadhut Nalge; +91 9322293315.	

#### **TERMS & CONDITIONS:**

- (1) The description of the property that will be put up for sale is in the Auction Schedule.
- (2) The properties is being sold on "As is where is", "As is what is" and "Whatever there is" And "No Recourse" basis as such sale is without any warranties and / or indemnities in respect of the secured asset(s)/immovable property (ies) offered for sale and / or for any dues / charges, encumbrances, lien, dispute, title discrepancies if any or otherwise.
- (3) The auction or sale shall be halted if the amount due, along with applicable interest and costs (including the cost of the sale), is tendered to the Authorized Officer, or if satisfactory proof is provided to the Authorized Officer that the secured debt, interest, and costs have been paid in full by the Borrower or any person acting on their behalf, on or before the date of the auction.
- (4) The Immovable property under auction shall not be sold below the reserve price mentioned above.
- (5) The EMD Amount of 10% of the Reserve Price to be deposited on or before Last date of receipt of BID. The EMD amount has to be paid through Online Payment mode "NEFT/RTGS" or Through **Demand Draft** payable at Mumbai and favoring "Profectus Capital Private Limited" drawn on any nationalized or scheduled bank on or before Last date of receipt of BID.
- (6) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest.
- (7) The E-Auction Sale will be online through online portal <https://sarfaesi.auctiontiger.net> The

- Authorized Officer after opening the bids shall also make an auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser.
- (8) The successful Purchaser/s of the Lot, **shall deposit 25% of the sale price**, adjusting the EMD already paid, **immediately or latest before closing hours of the next working** day after the acceptance of bid price by the Authorized Officer in respect of the sale, failing which the EMD amount shall be forfeited.
  - (9) The balance sale price should be paid by the purchaser to the authorized officer on or before 15th day of confirmation of sale of the immovable property or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 3 months. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited.
  - (10) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties. The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price.
  - (11) As per Section 194 of Income Tax Act (as amended from time to time), if property is sold above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury, and the TDS certificate has to be deposited with the Profectus Capital Private Limited.
  - (12) Any disputes / differences arising out of sale of the immovable property (ies) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at Mumbai only.
  - (13) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone.
  - (14) The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Bid without assigning the reason thereof.
  - (15) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002.
  - (16) The Profectus Capital Private Limited will be at liberty to amend/modify/delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/tenderers and the tenderers/bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.
  - (17) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
  - (18) Interested bidders may avail support for E-Auction from *M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger) Support Help Desk No. 9265562818/9265562821/079-6813 6842/6869. Contact Person Mr. Ram Sharma, Mob No. 8000023297.*

For detailed terms and conditions of sale, please visit below link:

<https://www.profectuscapital.com/public-notices/>

Sd/-

Authorised Officer

PROFECTUS CAPITAL PRIVATE LIMITED