

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक</p>	<p>पुणेपूर्वांचलकार्यालय, पुणे PUNE EAST ZONAL OFFICE, PUNE RECOVERY DEPARTMENT 7A/2, 'Janmangal', Hadapsar Industrial Estate Pune-411 013 टेली./TELE: 020-24459184/24514007 ई-मेल/E-mail: cmmarc_per@mahabank.co.in</p>	 <p>एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं</p>
	<p>प्रधानकार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	

Terms & Conditions for E Auction Sale Notice No. AX15/SARFAESI/Sale Notice/2019-20 dated 29/02/2020

SI	Branch & Phone No.	Name of Borrower	Name of Guarantor	Amount Due as on 26/02/2020 for Recovery of which properties are being sold (Rs.)	Short description of the property with known encumbrances	Possession Type	Reserve Price	Last date of bid submission with EMD
							Earnest Money Deposit (Rs.)	
1	Wagholi Ph-9960753755	Mrs. Sunita Francis Palande	Mr. Ashok Bhivaji Kadam	Rs.7,43,740.00 (Rupees Seven Lakh Forty Three Thousand Seven Hundred Forty only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	<u>Lot No. 1</u> All that piece and parcel of Flat bearing Nos.105 & 106 on 1 st Floor admeasuring area 682 sq. ft. at "Shree Siddhivinayak Nagari Wing-II" Survey No.233 (Old), Gat No. 1211(New) / 2197 (Old) lying and situated at Wagholi, Tal Haveli, Dist.-Pune.	Symbolic (obtained DM Order for physical possession) Encumbrances Known to Bank = NIL	Rs.22,45,000.00 Rs.2,24,500.00	27/03/2020

2	Wagholi Ph- 9960753755	Mr. Deepak M Dimote Mrs. Sapna D Dimote	Mr. Suresh V Khapre	Rs.8,26,628.00 (Rupees Eight Lakh Twenty Six Thousand Six Hundred Twenty Eight only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	Lot No. 2 All that piece and parcel of Flat bearing No.101 admeasuring area 695 sq. ft. on the 1 st floor in the building known as "Shree Siddhivinayak Nagari" Wing-I being constructed on land bearing Gat No.1211 (Old S No. 233) lying and situated at Village Wagholi Tal. Haveli Dist. Pune.	Symbolic Encumbrances Known to Bank = NIL	Rs.24,85,000.00 Rs.2,48,500.00	27/03/2020
3	Wagholi Ph- 9960753755	Mr. Vilas Digambar Wavhal Mrs. Sarika Vilas Wavhal	NA	Rs.1,00,08,771.0 0 (Rupees One Crore Eight Thousand Seven Hundred Seventy One Only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	Lot No 3 All piece and parcel of Flat bearing No.202 on 2nd Floor in the Building bearing No. A admeasuring carpet area 550 sq. ft. + Terrace 58 sq. ft.+ covered parking area 100 sq. ft. and built-up area 790 sq. ft. in the project known as "Shree Sai Hills" constructed on the land bearing Survey/Gat No. 79 lying and situated at Village- Keshnand, Tal-Haveli, Dist.- Pune.	Physical Encumbrances Known to Bank = NIL	Rs.34,69,950.00 Rs.3,46,995.00	27/03/2020

					<p>Lot No. 4 All piece and parcel of Flat bearing No.102 on 1st Floor in the Building bearing No. A admeasuring carpet area 550 sq. ft. + Terrace 58 sq. ft.+ covered parking area 100 sq. ft. and built-up area 790 sq. ft. in the project known as "Shree Sai Hills" constructed on the land bearing Survey/Gat No. 79 lying and situated at Village- Keshnand, Tal-Haveli, Dist.-Pune.</p>	<p>Physical</p> <p>Encumbrances Known to Bank = NIL</p>	Rs.22,34,000.00	27/03/2020
				<p>Lot No 5 All piece and parcel of Flat bearing No.802 on 8th Floor in the Building bearing No. A admeasuring carpet area 550 sq. ft. + Terrace 58 sq. ft.+ covered parking area 100 sq. ft. and built-up area 790 sq. ft. in the project known as "Shree Sai Hills" constructed on the land bearing Survey/Gat No. 79 lying and situated at Village- Keshnand, Tal-Haveli, Dist.-Pune.</p>	Rs.2,23,400.00			

4	Wagholi Ph- 9960753755	M/s. Harshad Water Suppliers Prop. Mrs. Megha Sanjay Kale	Mr. Sanjay Nathoba Kale	Rs. 22,12,449.00 (Rupees Twenty Two Lakh Twelve thousand Four Hundred Forty Nine only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	Lot No 6 All that piece and parcel of Flat bearing No.302, 3rd Floor, 'H' Building admeasuring area 86.29 sq. mt. in the building known as "Konark Exotica" which is constructed on the land bearing Gat No. 866/1, 866/2 & 868 lying and situated at Village-Kesanand Road Wagholi, Taluka-Haveli District-Pune.	Symbolic Encumbrances Known to Bank = NIL	Rs.52,62,000.00 Rs.5.26.200.00	27/03/2020
5	B T Kawade Road Ph-020- 2681 0525	M/s. Sahyadri Veet Karakhana Prop. Mr. Waman Ramchandra Parage	Mrs. Monali Waman Parge	Rs.1,92,35,413.00 (Rupees One Crore Ninety Two Lakh Thirty Five Thousand Four Hundred Thirteen Only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	Lot No 8 Residential Flat bearing No.801 admeasuring built-up area 92.37 Sq. mt. 8 th Floor, A Building, Vivaan Co-Operative Hsg. Society Ltd, Survey No.37, Hissa No. 39, Plot No. A at Village Kondhwa Khurd, Tal Haveli, Dist.-Pune.	Symbolic (obtained DM Order for physical possession) Encumbrances Known to Bank = NIL	Rs.49,19,850.00 Rs.4,91,985.00	27/03/2020

					<p>Lot No 9 Residential Flat bearing No.803 admeasuring built-up area 92.37 Sq. mt. 8th Floor, A Building, Vivaan Co-Operative Hsg. Society Ltd, Survey No.37, Hissa No. 39, Plot No. A at Village Kondhwa Khurd, Tal Haveli, Dist.-Pune.</p>	<p>Symbolic (obtained DM Order for physical possession)</p> <p>Encumbrances Known to Bank = NIL</p>	<p>Rs.49,19,850.00</p> <hr/> <p>Rs.4,91,985.00</p>	
6	Vadgaon Sheri Ph-020-2703 3836	Mr. Prakash Ramchandra Singh Mrs. Neeta Prakash Singh	Mr. Surendra Vikram Singh	<p>Rs.78,20,679.00 (Rupees Seventy Eight Lakh Twenty Thousand Six Hundred Seventy Nine only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.</p>	<p>Lot No.10 Residential Duplex apartment bearing No.301, 2nd & 3rd Floor, Building No.B admeasuring area about 85.37 sq. mt. (carpet) along with attached terrace admeasuring 25.45 sq. mt. (carpet) and car parking admeasuring area 4.57 sq. mt. in Nirmal Township Phase III constructed on the land bearing Survey No. 42A/1F+5/1 & 5/2,5/3 lying and situated at Village Hadapsar, Tal-Haveli, Dist. Pune.</p>	<p>Symbolic</p> <p>Encumbrances Known to Bank = NIL</p>	<p>Rs.66,12,000.00</p> <hr/> <p>Rs.6,61,200.00</p>	27/03/2020

7	Yerawada Ph-020- 2668 2182	Mrs. Renuka Anand Bedmutha	NA	Rs.43,43,517.00 (Rupees Forty Three Lakh Forty Three Thousand Five Hundred Seventeen only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	Lot No.11 flat bearing No. 703 on 7 th Floor, carpet area 61.90 Sq. Mtr. Adjacent affiliated area 14.30 Sq. Mtr. and car parking in the project known as "Jade Residencies" Wagholi constructed on the land bearing Gat No.1405-A (old Gat No.2391A) admeasuring area 01Ha 88R and 1405- B (old Gat No.2391B) admeasuring 03Ha 9.27 at village Wagholi Taluka Haveli Dist Pune.	Symbolic Encumbrances Known to Bank = NIL	Rs.33,43,000.00	27/03/2020
							Rs.3,34,300.00	
8	Yerawada Ph-020- 2668 2182	Mr. Tushar Vishwanath Surve Mrs. Vaishali Vishwanath Surve	NA	Rs.45,71,566.00 (Rupees Forty Five Lakh Seventy One Thousand Five Hundred Sixty Six only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	Lot No.12 Residential Flat bearing No.1002A on 10 th Floor admeasuring carpet area 54.74 sq. mt. along with terrace admeasuring area 9.10 sq. mt. with parking in the project named "SILVER WOOD" constructed on the land bearing Survey No.167 (Old Survey No.135), Hissa No.1 & 2 lying and situated at Village-Fursungi, Tal- Haveli, Dist.-Pune.	Symbolic Encumbrances Known to Bank = NIL	Rs.34,52,000.00	27/03/2020
							Rs.3,45,200.00	

9	Yerawada Ph-020- 2668 2182	Mr. Subhash Sahebrao Lohokare Mrs. Suvarna Subhash Lohokare		Mr. Mahendra Ghisulal Kumavat	<p>Lot No.13 Residential Flat bearing No.202 on 2nd Floor, Building No.C2, admeasuring carpet area 52.55 sq. mt. along with terrace admeasuring area 6.10 sq. mt. in the project named "SHIVNANDAN" constructed on the land bearing Survey No.318, Hissa No.1 and Survey No.319, Hissa No.2 lying and situated at Village-Pimpri Waghare, Tal-Haveli, Dist.-Pune.</p>	<p>Symbolic (DM application applied) Encumbrances Known to Bank = NIL</p>	Rs.41,52,600.00	27/03/2020
10	Yerawada Ph-020- 2668 2182	Mr. Vishal Vasant Lad Mrs. Lalita Vasant Lad		<p>Rs.48,17,139.00 (Rupees Forty Eight Lakh Seventeen Thousand One Hundred Thirty Nine only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.</p>	<p>Lot No.14 Residential Flat bearing No.1001A on 10th Floor admeasuring carpet area 54.74 sq. mt. along with terrace admeasuring area 9.10 sq. mt. with parking in the project named "SILVER WOOD" constructed on the land bearing Survey No.167 (Old Survey No.135), Hissa No.1 & 2 lying and situated at Village-Fursungi, Tal-Haveli, Dist.-Pune.</p>	<p>Symbolic (DM application applied) Encumbrances Known to Bank = NIL</p>	Rs.34,52,000.00	
							Rs.3,45,200.00	

11	Supa Ph-02112- 285131	Mrs. Asha (Tejashree) Jaikedarnath Jangam Swami Mr. Jaykedarnath Mahadev Jangam Swami	Smt. Swati Sachin Kulthe	Rs.14,62,064.00 (Rupees Fourteen Lakh Sixty Two Thousand Sixty Four only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	<u>Lot No.15</u> Landed property bearing City Survey No.92 admeasuring area 502.10 sq. mt. with building admeasuring area 90.53 sq. mt. bearing Gram Panchayat Milkat No.842 lying and situated at Village-Supa, Sub-Dist.-Kedgaon, Dist.-Pune.	Symbolic (obtained DM Order for physical possession) Encumbrances Known to Bank = NIL	Rs.14,04,704.00	27/03/2020
							Rs.1,40,470.00	
12	Supa Ph-02112- 285131	Mr. Ganesh Nivrutti Chandgude Mrs. Seema Ganesh Chandgude	Mr. Dashrath Sarjerao Chandgude	Rs.11,84,227.00 (Rupees Eleven Lakh Eighty Four Thousand Two Hundred Twenty Seven only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	<u>Lot No.16</u> Landed property bearing Gat No.590 admeasuring area 400 sq.mt. in which farm house admeasuring 260 sq. ft. constructed thereon lying and situated at Village Dandawadi, Supa, Tal Baramati, Dist.-Pune.	Symbolic (obtained DM Order for physical possession) Encumbrances Known to Bank = NIL	Rs.40,96,000.00	27/03/2020
							Rs.4,09,600.00	
13	Mohammad wadi Ph-020- 2697 0122	M/s. Sannik Building Constructions Pvt. Ltd.	Mr. Nikhil Yashwant Chavan Mrs. Sangeeta Yashwant	Rs.70,33,828.00 (Rupees Seventy Lakh Thirty Three Thousand Eight Hundred Twenty Eight only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	<u>Lot No.17</u> Shop bearing C-4 admeasuring area 17.29 sq. mt. in Shivraj Complex constructed on the land bearing Survey No.84 lying and situated at Hadapsar, behind Vaibhav Talkies, Pune.	Symbolic Encumbrances Known to Bank = NIL	Rs.23,31,000.00	27/03/2020
							Rs.2,33,100.00	

						<p>Lot No.18 Shop bearing D-1 admeasuring area 17.29 sq. mt. in Shivraj Complex constructed on the land bearing Survey No.84 lying and situated at Hadapsar, behind Vaibhav Talkies, Pune.</p> <p>Lot No.19 Residential Flat bearing No.T2/2 admeasuring area 52.32 sq. mt. in Oxford Blues constructed on the land bearing Survey No.61 lying and situated at Wanawadi, near Kedari Nagar, Pune.</p>		<p>Rs.23,31,000.00</p> <p>Rs.2,33,100.00</p> <p>Rs.31,63,500.00</p> <p>Rs.3,16,350.00</p>	
14	Mohammad wadi Ph-020-2697 0122	Mr. Sagar Sunil Autade	Mr. Vaibhav Autade Mr. Mahadu Autade Mr. Ramesh Autade Mr. Sandeep Pawar	M L C L	Rs.1,32,44,868.00 (Rupees One Crore Thirty Two Lakh Forty Four Thousand Eight Hundred Sixty Eight only) plus further Interest w.e.f. 27/02/2020 and other cost & expenses.	<p>Lot No.20 Flat bearing No.C-25 on 2nd Floor area admeasuring 350 sq. ft. in the Building known as “AMOLSHREE CO-OPERATIVE HOUSING SOCIETY LIMITED” constructed on the land bearing Survey No.311/20A/1A/1 lying and situated at</p>	<p>Symbolic (DM application applied)</p> <p>Encumbrances Known to Bank = NIL</p>	<p>Rs.11,70,000.00</p> <p>Rs.1,17,000.00</p>	27/03/2020

					village Hadapsar, Tal.-Haveli, Dist.- Pune.			
--	--	--	--	--	---------------------------------------------------	--	--	--

- 1) E-auction is being held on “**AS IS WHERE IS**” and “**AS IS WHAT IS BASIS**” and will be conducted “On Line”. The auction will be conducted through the Bank’s approved service provider M/s. e-Procurement Technologies Ltd- Auction Tiger A-201, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ahmedabad-380006, Gujrat, India. : Contact Person; **Mr. Tilak Maratha**, Mobile No.9067799646, Mr. Vijay Shetty Mobile No. 9619120214, Contact No. 079-40230823 /821/ 831/ 824/ 817/ 818/ 819/ 820. E-Mail ID Tilak@auctiontiger.net, Vijay.Shetty@auctiontiger.net, Maharashtra@auctiontiger.net at the web portal <https://bom.auctiontiger.net>. E-auction Tender Document containing e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites:
 - a. <https://bom.auctiontiger.net>.
 - b. <https://www.bankofmaharashtra.in/>
- 2) The auction sale will be `Online E-Auction/Bidding through website <https://bom.auctiontiger.net> on **31/03/2020** for mentioned property from 3.00 pm to 4.00 pm with unlimited extensions of 5 minutes duration each. Bidders shall improve their offers in multiple of Rs.10,000.00 (Rupees Ten Thousand Only) during online bidding for property/ies.
- 3) Registration of Bidders is essential with <https://bom.auctiontiger.net> Bidders to upload requisite KYC documents.
- 4) Bidders are advised to go through the website <https://bom.auctiontiger.net> & https://www.bankofmaharashtra.in/properties_for_sale for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- 5) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 6) Intending bidder should hold a valid e-mail id. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
- 7) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 8) All persons participating in the E Auction should submit sufficient and acceptable proof of their identity, residence address and copy of PAN/TAN cards etc. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e-tender. The bidders other than individuals should also upload proper mandate for e bidding.
- 9) Prospective bidders may avail online training from website: <https://bom.auctiontiger.net>.

Annexure- B

- 10) E-Auction is being held on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" after taking symbolic possession of the properties. Successful bidder/s shall have to get physical possession of the properties at his/their own cost, risk & responsibility. Though the Bank will facilitate in taking possession by obtaining orders from the competent authorities.

To the Best of knowledge and information of the Bank, there is no encumbrance on any property. However, the Bidder/s has to satisfy himself about the details of property before submitting their bids/taking part in e-auction sale proceedings. The bidder/ purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The Bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues of the Municipal Corporation/ local authority/ Co-operative Housing Society or any other dues, taxes, levies, fees/transfer fees if any, in respect of and/or in relation to the sale of the said property. Successful bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

- 11) The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses on **23/03/2020 & 24/03/2020** between 11.00 am to 4.00 pm. For prior appointment please contact Mr. P. Venkat, Chief Manager, Mob-7440912965 at Bank of Maharashtra, Pune East Zonal Office, Janmangal Building, 2nd Floor, 7A/2, Hadapsar Industrial Estate, Pune-411 013 on 24/02/2020.
- 12) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of Earnest Money Deposit Account No. **60135258086** with Bank of Maharashtra, Katraj Branch, IFSC code: **MAHB0001413** before submitting the tender online. The said EMD shall be adjusted towards final bid amount in the case of highest bidder. In respect of other/unsuccessful bidders the EMD will be refunded without interest through RTGS/NEFT to the account from which it is received.
- 13) A copy of the bidding form along with the enclosures submitted online (also mentioning the UTR No. and the account number through which EMD is remitted) shall be forwarded to Bank of Maharashtra, Authorized Officer, Pune East Zone so as to reach on or before **27/03/2020**.
- 14) Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- 15) Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- 16) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day or by the next day of E-auction sale in the mode stipulated in **clause 11** above. The balance of the bid amount shall have to be deposited on or before the fifteenth day of confirmation of Sale.
- 17) On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized officer shall issue a certificate of sale of the said property in favor of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender is submitted.

Annexure- B

- 18) The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per the law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc will be the responsibility of the successful bidder only.
- 19) In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, the Bank shall be entitled to forfeit all the monies till then paid by the successful bidder and put up the property in question for resale/disposal in its absolute discretion, and the defaulting successful bidder shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- 20) The Bank has the absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice and assigning any reason.
- 21) Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- 22) This publication is also thirty days' notice required under Rule 8 of Sub-Rule 6 of Security Interest (Enforcement) Rules 2002 to the above borrower/guarantors.
- 23) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 24) Disputes, if any, shall be within the jurisdiction of Pune Courts only.
- 25) Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank of Maharashtra nor the Service Provider will be responsible for any lapses/failure (Internet failure, power failure etc.).

Place: Pune
Date: 29/02/2020

Authorized Officer
Bank of Maharashtra
Pune East Zone