



# BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

Head Office: 'Lokmangal', 1501, Shivajinagar, Pune 411005

Zonal Office: Nagpur, Address: Mahabank Bhavan, Sitabuldi, Nagpur 440005

Phone No.2543516 2545021, 2545028/29 Fax: 2545025 Email: cmmarc\_nag@mahabank.co.in

Authorised Officer's Details: Address: Asset Recovery cell Bank of Maharashtra, Zonal office, Sitabuldi Nagpur

Name: N T Gokhale

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**PUBLIC NOTICE FOR SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT), 2002**

The undersigned as Authorised Officer of Bank of Maharashtra has taken over possession of the following properties under Section 13(4) of the SARFAESI Act. Public at large is informed that e-auction (Under SARFAESI Act, 2002) of the charged properties in the below mentioned cases for realization of Bank's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Sr. No.	Name & Address of Borrower and Guarantor	Outstanding Dues for Recovery of which Property are being sold	Description of properties	Reserve Price	Date & Time of e-auction*
				EMD Amt.	Date & Time for submission of request of participation/ KYC documents / Proof of EMD
				Bid Increase Amount	
1	Borrower Mr. Laxman Nathuji Deshmukh Add: Ganesh Ward, Sakoli Tah Sakoli Dist Bhandara Guarantor Mr. Namdeo Bapusa Meshram Add: At Mohghata Post Tah Sakoli , Dist Bhandara	Term Loan Facility Rs. 433016/- plus interest thereon @ applicable rate  Branch Name: Sendurwafa, Dist. Bhandara	Mortgage of All that piece & parcel of immovable property in the name of of Laxman Nathu Deshmukh, admeasuring 0.30 Hr. Comprised in Gat no 172/2, PH No 19 situated at Bodra Road, Mouza Sakoli, Taluka Sakoli, Dist. Bhandara  Bounded as under-On or towards East : Bodra Road West : Land of Motiram Bhalekar North : Bodra Road South : Land of Mr. Gosu Wasudeo Gajapure	Reserve Price: Rs. 11,25,000/-  Earnest Money Deposit: Rs. 1,12,500/-	*18.11.2021 11.30 am to 12.30 pm ----- 15.11.2021 3.00 pm
2	Borrower, M/s- Swagat Shamiyana Electricals and Caterers Prop: Shri Laxman Natthuji Deshmukh Add: Ganesh Ward, Sakoli Tah Sakoli Dist Bhandara Guarantor, Mr. Namdeo Bapusa Meshram Add: At Mohghata Post Tah Sakoli Dist Bhandara	1)Cash Credit Facility:- Rs.5,49,926/- plus interest thereon @ applicable rate 2)Term Loan Rs.2,89,401/- plus unapplied interest @ applicable rate  Branch Name: Sendurwafa, Dist. Bhandara		Bid Increase: Rs.5,000/-	

3	<p>M/s Jay Durga Agro Industries Prop. Mr. Raju Mansaramji Bankar Add: Shiv Nagar, Along N.H.No.6, Mouza Sendurewafa, Tah. Sakoli, Dist. Bhandara – 441802</p> <p>Guarantor: 1. Mr. Mansaram Wasudeo Bankar Add: Shiv Nagar, Along N.H.No.6, Mouza Sendurewafa, Tah. Sakoli, Dist. Bhandara – 441802 Guarantor: 2. Tejram Harichand Dongarwar Add: Sendurewafa, Tah. Sakoli, Dist. Bhandara – 441802</p>	<p>Cash Credit - Rs. 64,48,569.98 plus unapplied interest @ as applicable and other charges</p> <p>Branch Name: Sendurwafa, Dist. Bhandara</p>	<p>All that piece and parcel of immovable property in the name of Mr. Raju Mansaramji Bankar, at Plot No.04, Survey No./Khasra No/Gat No.45/5,, P.H. No.20 , admeasuring 185.00 Sq. Meters (2000 Sq. Feet) situated at Shiv Nagar, Along N.H.No.6, Mouza Sendurewafa, Tah. Sakoli, Dist. Bhandara – 441802</p> <p>Bounded as under-On or towards North: 20 feet wide layout Road East : Open Plot No.07 South: N.H. No.06 West : Open Plot No.5</p>	<p>Reserve Price : Rs. 26,00,000/-</p> <p>EMD: Rs. 2,60,000/-</p> <p>Bid Increase: Rs. 10,000/-</p>	<p>*18.11.2021 11.30 am to 12.30 pm ----- 15.11.2021 3.00 pm</p>
4	<p>Mr. Rupchand Bhaurao Parwate</p> <p>Add: At &amp; Post. Navegaon Bandh, Tal. Arjuni Morgaon, Dist. Gondia – 441807</p> <p>Guarantor: Mr. Mangesh Pandhari Parwate</p> <p>Add: At &amp; Post. Sendurwafa, Tal. Sakoli, Dist. Bhandara – 441802</p>	<p>Housing loan Rs. 16,06,399/- plus unapplied interest @ as applicable and other charges</p> <p>Branch Name: Sendurwafa, Dist. Bhandara</p>	<p>All that piece and parcel of immovable property in the name of Mr. Rupchand Bhaurao Parwate Plot No.2, Indira Nagar, Near Vasamba Chowk, Kohmara - Navegaon Bandh Highway, Village Navegaon Bandh, Tal. Arjuni Morgaon, Dist. Gondia located at NA land bearing PSK No.5, Gat No.946/1, Mouza Navegaon Bandh, class one land within limit of Gram Panchayat Navegaon Bandh admeasuring 175.00 Sq. Meters. Bounded as under-On or towards North: Plot No.01 East : Plot No.06 South: Plot No.03 West : Wide Road</p>	<p>Reserve Price : Rs. 5,85,000/-</p> <p>EMD: Rs. 60,000/-</p> <p>Bid Increase: Rs. 5,000/-</p>	<p>*04.12.2021 11.30 am to 12.30 pm ----- 01.12.2021 3.00 pm</p>

**Note:** Prospective bidders can inspect the properties of Borrower No.1 to 3 from 03.11.2021 to 15.11.2021 and properties of Borrower No.4 from 03.11.2021 to 01.12.2021 with prior appointment of bank officer.

### Special Terms and Conditions

- The properties are being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and the E-Auctions will be conducted “On Line”. The auctions will be conducted through the Bank’s approved service provider **IBAPI E-bikray** portal at the web portal <https://ibapi.in> For online bidding, Bidders have to login on following website – <https://www.mstcecommerce.com>
- For further detailed terms and conditions of the sale, please refer to the link <https://www.bankofmaharashtra.in/propsale.asp> provided in Ban’s web site and also on E-bikray portal ([www.ibapi.in](http://www.ibapi.in))

3. For details in this regard, kindly contact **Chief Manager Mr. Naresh T. Gokhale**; email: [cmarb\\_nag@mahabank.co.in](mailto:cmarb_nag@mahabank.co.in) , [brmgr1452@mahabank.co.in](mailto:brmgr1452@mahabank.co.in), [recovery\\_nag@mahabank.co.in](mailto:recovery_nag@mahabank.co.in) and [legal\\_nag@mahabank.co.in](mailto:legal_nag@mahabank.co.in) /Mobile No. 9822702368, 8999917124 and 8329196964
4. To the best of knowledge and information of the Authorized Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
5. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount.
6. The prospective bidders should registered themselves as buyer on e-bikray portal (<https://www.mstcecommerce.com>) for bidding purpose. Neither the Authorized Officer nor Bank of Maharashtra, nor Service Provider will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interest bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
7. The purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges fee etc. and also all the statutory / non-statutory dues, taxes rates assessment charges, fees etc. owing to anybody.
8. The Authorized Officer / Bank 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 e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
9. The 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).
10. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
11. Bid form without EMD or with below EMD amount shall be rejected summarily.
12. The Bank is not liable to pay any interest/ refund of EMD in case of any delay in issue of confirmation of sale/ Sale Certificate, possession of secured asset sold under e-auction by virtue of any Court Order received after e-auction is held.

Place: Nagpur

Date: 02.11.2021

Chief Manager & Authorised Officer



# BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

Head Office: 'Lokmangal', 1501, Shivajinagar, Pune 411005

Zonal Office: Nagpur, Place: Mahabank Bhavan, Sitabuldi, Nagpur 440005

Phone No.2543516 2545021, 2545028/29 Fax : 2545025 Email : cmmarc\_nag@mahabank.co.in

## General Terms and Conditions of Online Auction Sale

### 1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- b. The sale is governed by the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

### 2. Caution to bidders:

- a. Property is sold on as is and where is /on what it is/ no complaint basis.
- b. Bidders are advised / cautioned to verify the concerned SRO as well as the Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- c. Bidders are advised to go through all the terms and conditions of sale given in the tender document and also in the corresponding public sale notice in the dailies before submitting the bid and participating in the online bidding/auction.
- d. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).

### 3. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice / tender document.
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).
- d. Complaints, if any, in the matter of inspection shall immediately be brought to the notice of the Authorised Officer.

### 4. Inspection of Title Deeds:

- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with the Bank

### 5. Submission of bid forms:

- a. Bids in the prescribed format given in the tender document shall be submitted "offline" in the proforma provided in portal . Bids submitted otherwise shall not be eligible for consideration and rejected.
- b. Bids shall be submitted online before the last date and time given in the sale notice/tender document.
- c. Bids form shall be duly filled in with all the relevant details.
- d. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- e. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport and route their bid duly endorsed by Indian Mission.
- f. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- g. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

## **6. Earnest Money Deposit (EMD):**

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document.
- b. EMD and other deposits shall be remitted through EFT/NEFT/RTGS Transfer to the bank account as specified in the sale notice/Tender document.
- c. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- d. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- e. Bid form without EMD shall be summarily rejected.
- f. All details regarding remittance of EMD shall be entered in the bid form.
- g. EMD, either in part or in full, is liable for forfeiture in case of default.

## **7. Bid Multiplier:**

- a. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice.

## **8. Duration of Auction sale:**

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for a period of one hour and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

## **9. Online Bidding:**

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD in full will be forfeited.
- e. Bidders may, subject to conditions of online service provider, may avail pre-auction training and/or for demo/mock auction-sale.

## **10. Declaration of successful bidder:**

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour. Intimation to this effect will be given through e-mail by service provider/Bank.
- b. All intimations to bidders/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

## **11. Deposit of purchase price:**

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 3.00 p.m. of the next working day.

- c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.

**12. Default of Payment:**

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 11(b) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

**13. Sale Certificate / Payment of Stamp Duty:**

- a. On payment of the entire purchase price / bid amount, Sale Certificate will be issued by the Authorised Officer of the Bank only in the name/names of the bidders whose name/names are mentioned in the bid form.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale certificate shall be borne by the successful bidder.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate.
- f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

**14. Return of EMD:**

- a. EMD of unsuccessful bidders will be returned through EFT/NEFT/RTGS transfer to the bank account details provided by them in the bid form and intimated via their email id.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.

**15. Stay/Cancellation of Sale:**

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time will result in forfeiture and cancellation of sale and Bank will be entitled to re-auction the same.

**16. Delivery of Title Deeds:**

- a. The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate

**17. Delivery of possession:**

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

**18. Other Conditions:**

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- c. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- d. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.

## Technical Terms and Conditions of Online Auction Sale

1. Prospective bidder has to register with the “online” service provider.
2. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
3. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
4. Bidders are advised to change the password immediately on receipt from the service provider.
5. **Time Extension:** If any market leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the time of auction sale will get automatically extended by another five minutes and subsequently, if no further bid higher than the last quoted highest bid is received within the said extended five minutes, the auction sale will be automatically closed at the expiry of the extended five minutes.
6. **Training:** The online service provider will provide training “online” if required by the bidders at a mutually convenient date and time before the auction.
7. **Bids:** All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
8. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by the Bank.
9. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Bank. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
10. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale will primarily be sent to them through e-mail. The date of sending the email will be considered as date of intimation.
11. If no intimation reaches for reasons beyond the control of the Bank, the bidders are required to take efforts to ascertain the status. Non receipt of intimation shall not be a ground for non-payment or delayed payment. Bidders must therefore keep a watch on their incoming e-mail or can contact the Bank/ Authorised Officer. The Bank will not be liable for wrong e-mail id registered by the bidder or for return of the mail for mailbox being full.

### 12. Demo/mock auction:

For bidders who have indicated non-familiarity with e-Auction, training on a DEMO/MOCK Auction will be arranged in a manner and on such date by the service provider as may be specified in the schedule Programme. Only those Bidders who have registered themselves for the Auction by submitting the “Declaration Form” and have also paid the EMD can participate in this Mock Auction. No training will be given during the actual e-Auction.

### 13. Note of caution for the Bidders:

Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system / power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment for submitting their bids.

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