

Terms and Conditions for sale of assets of A/c Gopal Krishna Oiltech Industries Pvt Ltd, J M Ferro Alloys Pvt Ltd, Saraswati Industries through online e-auction on 30/07/2021 under SARFAESI Act

 <p>बँक ऑफ महाराष्ट्र Bank of Maharashtra</p> <p>ए.का. ह.ओ.: लोकमंगल, LOKMANGAL 1501, शिवाजीनगर, SHIVAJINAGAR, पुणे PUNE-5</p>	<p>दबावग्रस्त आस्ति प्रबंधन शाखा, मुंबई Stressed Asset Management Branch, Mumbai</p> <p>चौथी मंजिल, जनमंगल 4th floor, Janamangal, 45/47, मुंबई समाचार मार्ग, Mumbai samachar Marg फोर्ट मुंबई 400001 Fort Mumbai 400001</p>	 
टेलीफोन: 022- 22660883 ई-मेल/e-mail : brmgr1447@mahabank.co.in; bom1447@mahabank.co.in		

Terms and Conditions for sale of assets of A/c Gopal Krishna Oiltech Industries Pvt Ltd, J M Ferro Alloys Pvt Ltd, Saraswati Industries through online e-auction on 30/07/2021 under SARFAESI Act

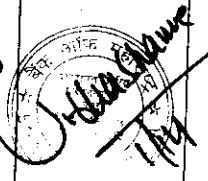
Date of E-auction : 30.07.2021 between 11:00 a.m. to 1:00 p.m.(immovable property) & 12:00 noon to 2:00 pm(movable) with auto extension for 10 minutes in case bid is placed within last 5 Minutes.

Last date & time for submission of Bid/Deposit of EMD and Proof : 28.07.2021 upto 5:00 p.m.

Date & Time of Inspection of property on :SI No 1 & 2 : on 22.07.2021 between 11 a.m. and 3 p.m.

SI No 3: on 20.07.2021 between 11 a.m. and 3 p.m., SI No 4: on 23.07.2021 between 11 a.m. and 3 p.m.

S I	Branch & Phone No	Name of Borrowers /Guarantors & Address	Amount Due	Description of the property	Possessi on Type	Reserve Price/Earne st Money Deposit/Bid Increment	Last date of bid submission with EMD (DD/MM/Y)
1	Stressed Asset Management Branch Mumbai 022 2263 0883	Borrower: Gopalkrishna Oiltech industries Pvt Ltd Directors: a) Mrs Mittal Ramesh Dedhia b) Mr Ram lakhan Yadav Address: 202/2032 Alfa Vista Tower, next to Grand Homotel Hotel, Mind space Malad (West) Mumbai-400063 Unit No 3 Gujrat Industrial Estate 12, Vishveshwar Nagar Off Aarey Road Goregaon(E) Mumbai-400063	Rs.6,96,27,413.00/- (Rs. Six crôres Ninety Six lakhs Twenty Seven thousand Four hundred Thirteen only) plus interest @ 12.45 % w.e.f 01.12.2017 less recovery, if any.	All that part and parcel of the property consisting of Factory land and Buidling constructed,ly ing,being and situated at NA land admeasuring 30R bearing Gut No 484/2 Mauje Warye, Pune-bangalore Highway,Near Karmveer Bhaurao Patil College, Taluka and District Satara	Physical	Reserve Price: Rs.2,19,32,000/- (Rupees Two crore Nineteen Lakhs thirty two thousand only) EMD: Rs. 22,00,000/- (Rupees Twenty Two lakhs only)	28.07.2021


 (Seal of Bank of Maharashtra)

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

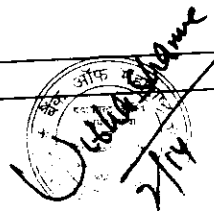
Name of Bidder	Signature of Bidder	Date

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	<p>Gut No 484/2 Mauje Warye, Pune-bangalore Highway, Near Karmveer Bhaurao Patil College, Taluka and District Satara</p> <p>Guarantors: a) Dilip Raghunath Pol Address: B7 Mendoza Co-op Housing Society Ltd Kanjurmarg East Mumbai 400042 b) Mrs Mittal Ramesh Dedhia. Address: 102/103 Vasant Apartment, 2A Japrakash nagar Road No 1 Goregaon East Mumbai 400063 c) Mrs Lata Hanumant Magar Address: B7 Mendoza Co-op Housing Society Ltd Kanjurmarg East Mumbai 400042 d) Mrs Kavita Dilip Pol Address: B7 Mendoza Co-op Housing Society Ltd Kanjurmarg East Mumbai 400042 e) Ramlakhan Chaman Yadav Address:</p>				<p>Bid Increment: In multiple of Rs. 1,00,000/- (Rs. One lakh Only)</p>	
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		218/C-8 Sahayoh CHS Ltd Gorai 2 Borivali West mumbai 400091					
2	Stressed Asset Management Branch Mumbai 022 2263 0883	<p>Borrower: Gopalkrishna Oiltech industries Pvt Ltd Directors: a) Mrs Mittal Ramesh Dedhia b) Mr Ram lakhan Yadav Address: 202/2032 Alfa Vista Tower, next to Grand Homotel Hotel, Mind space Malad (West) Mumbai-400063</p> <p>Unit No 3 Gujrat Industrial Estate 12, Vishveshwar Nagar Off Aarey Road Goregaon(E) Mumbai-400063</p> <p>Gut No 484/2 Mauje Warye, Pune-bangalore Highway,Near Karmveer Bhaurao Patil College, Taluka and District Satara</p> <p>Guarantors: a)Dilip Raghunath Pol Address: B7 Mendoza Co-op Housing Society Ltd Kanjurmarg East Mumbai 400042 b)Mrs Mittal Ramesh Dedhia.</p>	Rs.6,96,27,413.00/- (Rs. Six crores Ninety Six lakhs Twenty Seven thousand Four hundred Thirteen only) plus interest @ 12.45 % w.e.f 01.12.2017 less recovery, if any.	Hypothecated Machinery at Gut No 484/2 Mauje Warye, Pune-bangalore Highway,Near Karmveer Bhaurao Patil College, Taluka and District Satara	Physical	<p>Reserve Price: Rs.2,70,000.00 (Rupees Two lakhs Seventy Thousand only)</p> <p>EMD: Rs. 27,000/- (Rupees Twenty Seven thousand only)</p> <p>Bid Increment: In multiple of Rs. 10,000/- (Rs. Ten thousand Only)</p>	28.07.2021

J. M. Ferro Alloys
3/14

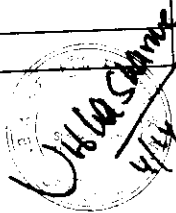
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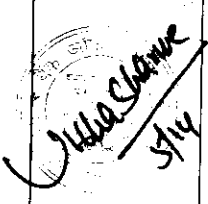
		<p>Address:102/103 Vasant Apartment, 2A Japrakash nagar Road No 1 Goregaon East Mumbai 400063</p> <p>c) Mrs Lata Hanumant Magar</p> <p>Address: B7 Mendoza Co-op Housing Society Ltd Kanjurmarg East Mumbai 400042</p> <p>d) Mrs Kavita Dilip Pol</p> <p>Address: B7 Mendoza Co-op Housing Society Ltd Kanjurmarg East Mumbai 400042</p> <p>e) Ramlakhan Chaman Yadav</p> <p>Address: 218/C-8 Sahayoh CHS Ltd Gorai 2 Borivali West mumbai 400091</p>					
3	<p>Stressed Asset Management Branch Mumbai 022 2263 0883</p>	<p>Borrower: M/s J M Ferro Alloys Pvt Ltd</p> <p>Mr. CharanjeetHardayal Mehta B-503, Prajapati Cascade, Plot No 7, Sector 1, Road No 18, New Panvel €, Navi Mumbai 410206</p>	<p>For recovery of Rs. 17,09,24,717.0 0/- (Rupees Seventeen Crore Nine Lac Twenty Four Thousand Seven Hundred and Seventeen only) plus unapplied interest @ 15.65 % p.aw.e.f.</p>	<p>Office No 904, 9th Floor, Dev Corpora, village Panchpakadi, Thane admeasuring 2045 sq.ft.</p>	Physical	<p>Reserve Price Rs. 2,94,00,000 /- (Rupees Two Crore Ninety Four Lakhs Only)</p> <p>EMD : Rs. 29,40,000/- (Rupees Twenty Nine</p>	28.07.2021

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 J M Ferro Alloys Pvt Ltd
 4/4

Terms and Conditions for sale of assets of A/c Gopal Krishna Oiltech Industries Pvt Ltd, J M Ferro Alloys Pvt Ltd, Saraswati Industries through online e-auction on 30/07/2021 under SARFAESI Act

	<p>Mrs. Jyoti Mehta 304, Arihant, Ahmedabad Street, Masjid Bunder (East), Mumbai 400009</p> <p>Also at: 1102, Monarch B, Ashar Residency, off Glady Alwaris Road, Pokharan Road No 2, Thane(West) 400601</p> <p>Guarantors: 1. Mrs. Jyoti Dinesh Mehta 304, Arihant, Ahmedabad Street, Masjid Bunder (East), Mumbai 400009</p> <p>Also at: 1102, Monarch B, Ashar Residency, off Glady Alwaris Road, Pokharan Road No 2, Thane(West) 400601</p> <p>2. Mr. Dinesh Mehta 1102, Monarch B, Ashar Residency, off Glady Alwaris Road, Pokharan Road No 2, Thane(West) 400601</p> <p>3. Mr. DilipVerma 5, Devashri Garden Commercial Complex, Ground Floor, R W Sawant Road, Majiwada, Thane (West) 400601</p>	<p>24/10/2016 plus all costs, charges and expenses or other incidental charges thereof less recovery if any.</p>			<p>Lakhs Forty Thousand Only)</p> <p>Bid Increment: In multiple of Rs. 1,00,000/- (Rs. One lakh Only)</p>	
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4	Stressed Asset Management Branch Mumbai 022 2263 0883	Borrower : Saraswati Industries Guarantor: 1.Mr.Sunil H Pandirkar Flat No 5, 5 th Floor, Wing A Plot No 1369/7, Valmik Apartment, Marol Church Road, Near St.John High School Andheri East Mumbai 400083 2.Mr.Sanchit Harsih Shetty No 10, Charvarty Iyengar Layout, 1 st Main, Sheshadripuram, Bangalore-560020 3.Mr.Harpal Singh Khurana C-302 3 rd Floor, Orchid Evershine Park, Prathamesh Complex, Veera Desai Road, Andheri West Mumbai 400053	For recovery of Rs. 5,78,74,105.00 /- (Rupees Five Crore Seventy Eight Lakhs Seventy Four Thousand One Hundred and Five only) plus unapplied interest @ 11.95 % p.a w.e.f. 03/08/2017 plus all costs, charges and expenses or other incidental charges thereof less recovery if any.	Gala no 104 Kanchan Industrial Premises C-op society Limited Villlage Mohili Andheri Kurla Road Sakinaka, Mumbai-400072	Physical	Reserve Price Rs. 2,43,68,000 /- (Rupees Two Crore Forty three Lakhs Sixty Eight Thousand Only) EMD : Rs. 24,50,000/- (Rupees Twenty Four Lakhs Fifty Thousand Only) Bid Increment: In multiple of Rs. 1,00,000/- (Rs. One lakh Only)	28.07.2021
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For Sr.No. 3, sale is subject to S.A. No. 174 of 2018 filed by borrower in DRT 3. In the same lot i.e. Sr.No. 3, the builder had claimed outstanding maintenance of Rs.18,58,705/- and TMC had claimed Rs 6,73,394/- towards Property Tax. There may be further dues, which are not known.

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 Securitization 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. The auction sale will be On-line E-Auction / Bidding through website <https://www.mstcecommerce.com> on 30.07.2021 for mentioned property between 11.00 a.m. and 1.00 p.m.(for Sr.No.1,3 and 4) and 12 noon to 2:00 p.m.(for Sr.No. 2) , with unlimited extension of 10 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of Rs. 1,00,000/- (Rs. One lakh Only) for immovable property and Rs.10,000/-(Rupees Ten Thousand Only) for movable property during online bidding of the property.

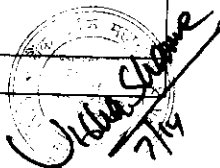
3. Platform (<https://www.mstcecommerce.com>) for e-auction will be provided by e-auction service provider M/s MSTC Limited having its Registered office as at 225-C, A.J.C Bose Road, Kolkata – 700020(Contact, phone & toll free numbers 079-41072412/411/413 or 1800-103-5342). The intending Bidders / Purchasers are required to participate in the e-auction process at e-auction service providers website <https://www.mstcecommerce.com>. This Service Provider will also online demonstration / training on e-auction on the portal.

4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help manual on operational part of e-auction from e-Bikray-IBAPI portal (<https://www.ibapi.in>).

5. The intending bidders/purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and e-mail id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.

6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not

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7/19

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be accepted. Bidders, not depositing the required EMD online will not be allowed to participate in the e-auction. The Earnest Money Deposit (EMD) shall not bear any interest.

7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance(>=EMD amount) at the time of bidding.

8. It is the responsibility of intending Bidder(s) to property read the Sale Notice, Terms of Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.

9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://www.mstcecommerce.com>). Details of which are available on the e-auction portal.

10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/e-mail. (On mobile no/e-mail address given by them/registered with the service provider).

11. The secured Asset will not be sold below reserve price.

12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: SAM BRANCH E-Auction, Account No. 60325422235, Branch Name: Stressed Asset Management Branch, Mumbai, IFSC Code: MAHB0001447. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.

13. Caution to bidders:

a. Property is sold on "As is where is", "As is what is", and "Whatever there is" basis after taking Physical /Symbolic possession of the properties.

b. 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, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part 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 claims / rights / dues.

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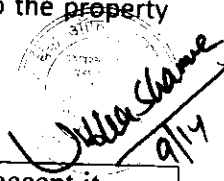
- c. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing 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.
- d. Bidders are advised / cautioned to verify the concerned 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.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. 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).
- g. This notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

14. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer. For prior appointment please contact Ms Vibha Sharma Ph: 8847654185, Ms. Megha Jaulkar, Ph: 8424038477, Mr. Yogesh Dingankar, Ph: 9820775594, Ms. Nikita Chaturbhuj Ph: 9987360115, Ms. Simmi Kumari Ph: 7002385710, Mr. Kundal Mitra, Ph : 9681065553 Mr. Mayuresh Goregaonkar, Ph : 9867705436.
- 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).

15. Inspection of Title Deeds:

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


Vibha Sharma
9/11/21

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16. Submission of bid forms:

- a. Bids shall be submitted online only before the last date and time given in the sale notice.
- b. 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.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. 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.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. 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.
- g. 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.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

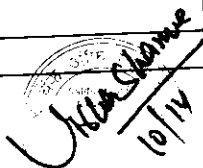
17. Bid Multiplier:

The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale.

18. 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 specified period 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

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10/11

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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.

19. Online Bidding:

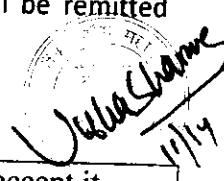
- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering 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.

20. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
- b. 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.
- c. 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.

21. 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 5.00 p.m. of the next working day.


Jalpa Chame
11/14

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- 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 Authorized Officer.
- d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

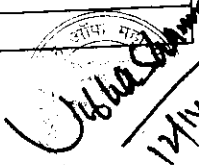
22. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 13(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 Authorized Officer of the Bank.

23. Sale Certificate / Payment of Stamp Duty:

- a. 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 favour 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 /bid is submitted.
- 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 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 law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- 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. Further no interest will be paid on the amount deposited during this period.
- 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.

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date


12/7/21

Terms and Conditions for sale of assets of A/c Gopal Krishna Oiltech Industries Pvt Ltd, J M Ferro Alloys Pvt Ltd, Saraswati Industries through online e-auction on 30/07/2021 under SARFAESI Act

24. Return of EMD:

- a. EMD of unsuccessful bidders will be returned through service providers to the bank account details provided by him/her/them at the time of submission of bid.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorized Officer of the Bank.

25. Stay/Cancellation of Sale:

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.

26. Delivery of Title Deeds:

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.

27. Delivery of possession:

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

28. Other Conditions:


- a. The Authorized 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 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.
- c. The Authorized 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.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. 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.
- h. This publication is also 15 days' notice required under Rule 8(6) and Rule 6(2) of the Security Interest (Enforcement) Rules, 2002. Securitization Act to the above borrower/guarantor.

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- i. Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.
- j. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.


Vibha Sharma
14/14

Date : 14.07.2021
Place : Mumbai

Vibha Sharma
Authorized Officer and
Chief Manager
Bank of Maharashtra
Stressed Asset Management Branch
Mumbai

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date