



Ref: /

PNFS2/2018-19

Date: 17.07.2019

	<p>शाखा <b>Branch - Asset Recovery Branch</b> No.13,Paxal Towers, K.R.Road, <b>Opp.Vani Vilas Hospital, Bangalore - 560002</b> टेलीफोन/TELE :080-26706723;26706722 ई-मेल/e-mail : <a href="mailto:bom1934@mahabank.co.in">bom1934@mahabank.co.in</a>, <a href="mailto:bom1934_arbbaan@mahabank.co.in">bom1934_arbbaan@mahabank.co.in</a> प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 <b>Head Office: Lokmangal,1501,Shivajinagar,Pune-5</b></p>	
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**Authorized Officer's Details:**

Address: Asst General Manager, BANK OF MAHARASHTRA Asset Recovery Branch No 13, Paxal Towers,K.R.Road Opp Vani Vilas Hospital, Bangalore -560 002

E-mail ID: [bom1934@mahabank.co.in](mailto:bom1934@mahabank.co.in), [bom1934\\_arbbaan@mahabank.co.in](mailto:bom1934_arbbaan@mahabank.co.in)

Landline No (Off): 080 – 26706722, 26706723

**PUBLIC NOTICE FOR SALE OF 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 Authorized 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".

LOT –NO -I

<b>Name &amp; Address of the Borrower,Guarantaros &amp; Mortgagors</b>	<b>1.SARAVANA BUILDWELL PRIVATE LIMITED</b> No. 1, 3 rd Floor, G P Complex , 1 st Main RMV 2 <sup>nd</sup> Stage , New Bel Road, Bengaluru- 560 054
<b>Outstanding dues for Recovery of which properties are being sold</b>	Rs. 8,77,64,436.00 plus <b>interest 14.75%</b> , cost , charges etc. paid by bank.
<b>SCHEDULE OF IMMOVABLE PROPERTIES</b>	
Six ( 6) Mortgaged 3 BHK flats in BLOCK –I in "SARAVANA ESPLANADE " Apartments Bearing flat no. 315 , 316 on second floor , flat no 401 , 415 on third floor , flat no.515 , 516 on fourth floor Situated at property bearing site no .1-14, BBMP Khatha no. 10/1-5 , Situated at Jalahalli , Tumkur Road , HMT ward no.38 , Bangalore	
Five (5) mortgaged flats in BLOCK –II , "SARAVANA ESPLANADE " Apartments , in which 2 BHK flats bearing flat no -413 on third floor , Flat no-513 fourth floor & 3 BHK flats bearing no-311 second floor , flat no-412 third floor , flat no- 512 fourth floor . Situated at property bearing site no .1-14, BBMP Khatha no. 10/1-5 , Situated at Jalahalli , Tumkur Road , HMT ward no.38 , Bangalore	
Seven (7) mortgaged flats in BLOCK –III in "SARAVANA ESPLANADE " Apartments in which 2-	

<p>BHK flats bearing flat no-407 &amp; flat no-408 on third floor , flat no -507 , flat no-508 on fourth floor &amp; 3 BHK flats bearing flat no-406 on third floor , flat no-506, flat no-509, on fourth floor . Situated at property bearing site no .1-14, BBMP Khatha no. 10/1-5 , Situated at Jalahalli , Tumkur Road , HMT ward no.38 , Bangalore</p>	
<b>Reserve Price</b>	<p style="text-align: center;"><b><u>BLOCK –I</u></b></p> <p>Flat No. 315, 415 , 515 ,R.P.-Rs.9191700/- each flat.  Flat No.316 ,516 , R.P.- 9342900/- Each Flat  Flat No.401,R.P.- Rs.10785600/-</p> <p style="text-align: center;"><b><u>BLOCK –II</u></b></p> <p>Flat No.311 ,R.P. –Rs.9676800/-  Flat No.-412 ,512,R.P.- Rs.8694000/- Each flat  Flat No.413 ,513 R.P.- 7912800/- ,Each flat</p> <p style="text-align: center;"><b><u>BLOCK- III</u></b></p> <p>Flat No.406, 506 R.P.- Rs.10029600/- Each flat  Flat No. 408, 508 ,R.P.- Rs.7056000/- Each flat  Flat No.407 ,507 ,R.P. – Rs.7471800/- Each flat  Flat No 509 ,R.P. – Rs.10691100/-</p>
<b>EMD</b>	<p style="text-align: center;"><b><u>BLOCK –I</u></b></p> <p>Flat No. 315, 415 , 515 ,EMD. Rs.919170/- each flat.  Flat No.316 ,516 ,EMD Rs.934290/- Each Flat  Flat No.401 ,EMD Rs.-1078560/-</p> <p style="text-align: center;"><b><u>BLOCK –II</u></b></p> <p>Flat No.311 ,EMD –Rs.967680/-  Flat No.-412 ,512,EMD Rs.869400/- Each flat  Flat No.413 ,513 ,EMD Rs.791280/- Each flat</p> <p style="text-align: center;"><b><u>BLOCK- III</u></b></p> <p>Flat No.406, 506 EMD Rs.1002960/- Each flat  Flat No. 408, 508 , EMD Rs.705600 /- Each flat  Flat No.407 ,507, EMD Rs.747180/- Each flat  Flat No 509 , EMD Rs.1069110/-</p>
<b>e-Auction Website</b>	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> .
<b>Date &amp; Time of e-Auction</b>	<b>17.08.2019</b> 11.00 AM to 12.30 PM

<b>EMD Remittance Details</b>	Deposit through NEFT / RTGS in the Account No 60263732506 – Name of the A/c: (Asset Recovery Branch Bidding Account) with our City Market Branch Bangalore. , Name of the Beneficiary: Bank of Maharashtra A/c.- PROPERTY LOT NO. & NAME OF THE BORROWER (as the case may be) IFS Code:MAHB0000304 or by way of demand draft drawn in favour of Bank of Maharashtra – PROPERTY LOT No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Bangalore.
Bid Multiplier	Rs.1,00,000 / -
Inspection of properties	17.07.2019 to 16.08.2019
Last date for Submission of On line Bid	16.08.2019 Up to 3.00 pm
Last date for Submission of offline bid application with EMD and documents( On line bid application etc)	16.08.2019 up to 3.00 PM at BANK OF MAHARASHTRA, Asset Recovery Branch, No 13, Paxal Towers, K.R.Road, Opp Vanivilas Hospital Bangalore -2

## LOT-II--

### Terms and Conditions

1. 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 M/s.\_C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015 at the web portal <https://www.bankeauctions.com>.
2. Please visit <http://www.bankofmaharashtra.in/> on <http://tenders.gov.in/> and on <https://www.bankeauctions.com> for E-Auction Tender Documents containing online e-auction bid form, Declaration, General Terms and conditions of online auction sale. For details in this regard, kindly contact Asst General Manager & Authorized officer,email:bom1934@mahabank.co.in ): Phone Nos 080 – 26706722,26706723
3. However, the intending bidders should make their own independent inquiries regarding other 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 Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
4. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. No 60263732506 Name of the A/c: Asset Recovery Branch Bidding Account) with our City Market Branch Bangalore, Name of the Beneficiary: Bank of Maharashtra A/c.- PROPERTY LOT NO. & NAME OF THE BORROWER (as the case may be) IFS Code MAHB 0000304 or by way of demand draft drawn in favour of Bank of Maharashtra –

PROPERTY LOT No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Bangalore.

5. Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by M/s.C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015 may be conveyed through e-mail ONLY.
6. The intending bidder should submit the evidence for EMD deposit like UR number along with Request Letter for participation in the E-auction, and self-attested copies of (i)Proof of Identification (KYC) viz. Voter ID Card / Driving License / passport etc. / Current Address – Proof for communication, (iii)PAN Card of the bidder, (iv)valid e-mail ID, (v)contact number (Mobile / Landline) of the bidder etc. to the Authorised Officer of Bank of Maharashtra, Asset Recovery Branch, No 13, Paxal Towers,K.R.Road, Opp Vanivilas Hospital Bangalore -2 by **3.00 p.m. 16.08.2019**. Scanned copies of the original of these documents will also be submitted to e-mail id displayed above.
7. Names of the Eligible Bidders will be identified by the Bank of Maharashtra Asset Recovery Branch, Bangalore to participate in online e-auction on the portal <https://www.bankeauctions.com>. M/s. C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015 will provide User ID and Password after due verification of PAN of the Eligible Bidders.
8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15<sup>th</sup> day of sale or within such extended period not exceeding three months as agreed upon in writing and solely at the discretion of the Authorised 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.
10. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015, Email Id: [karnataka@c1india.com](mailto:karnataka@c1india.com), Helpline Mob Nos: +91-7291981124/1125/1126 prior to the date of e-Auction. Neither the Authorised Officer nor Bank of Maharashtra, nor M/s.C1 India Pvt Ltd 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.
11. The bid price to be submitted shall be above the minimum Reserve Price and bidders shall improve their further offers in multiples of **Rs. 1,00,000/- ( One Lakh only)**

12. 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.
13. 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.
14. 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).
15. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned / sold and balance dues if any will be recovered with interest and cost.

Date: 17.07.2019  
Bangalore

Authorized Officer &  
Asst General Manager  
Bank of Maharashtra

Place: