

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का बैंक एक परिवार एक बैंक</p>	<p align="center">Thane Zonal office TELE : 022-2582-3040 / 2583-1649 / e-mail : recovery_tha@mahabank.co.in; cmmarc_tha@mahabank.co.in</p> <p align="center">Address: B 37 Wagle Industrial Estate, Thane(W) – 400604 प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5- Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	 <p>एक कदम सामाजिक की ओर ‘सचचक्रा अधिष्ठान’ की संकल्पना हेतु हम प्रसिद्ध हैं</p>
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Terms & Conditions for E Auction Sale Notice No. 1/2020

1. M/s. SainathTexmech Pvt. Ltd with Station Road branch Contact 25332071/ 25331134 bom22@mahabank.co.in/brmgr22@mahabank.co.in		
Borrower/s & Guarantor/s Name & Address 1. M/s. SainathTexmech Pvt. Ltd, 2. Mr. Bajranglal Laxman Joshi, 3. Mrs. Sharda Bajranglal Joshi all at A 181 Phase, Near Savitribai Phule Theatre, Village Chole, MIDC, Area Dombivali East, District Thane		
Outstanding Amount Total Due + Interest	Rs. 1,75,070,62.20/- plus unapplied interest Rs. 12,36,552/- totalling to Rs. 1,87,43,614.20/- unapplied interest @12.95% (base rate + 3.25%) pa w.e.f 17.4.2017 plus other costs, charges and expenses	
<u>LOT NO. 1 Physical Possession</u> Factory, land and building situated at Plot No. A-181, Phase I, Near Savitribai Phule Theatre, Village Chole, MIDC area, Dombivali (East), District Thane plot admg: 11190 sq.ft with construction thereon admg. 5810 sq.ft (carpet) i.e. 7747 sq.ft (built up) Date & Time of Inspection of the Property – 17.01.2020 from 11.00 a.m to 4.00 p.m Note: 1. MIDC Dombivali has informed vide letter dated 12.10.2017 the outstanding dues payable to them are Rs. 48, 15,164/-. The intending purchasers to make a detailed enquiry with the concerned office. 2. Sale is subject to the M.A. No. 1019 of 2019 filed before DRT III and Writ petition (L) No.9521 of 2019 filed before High Court, Mumbai	Reserve Price Rs. 2,62,84,000/- (Rupees Two Crore Sixty Two Lakhs Eighty Four Thousand only)	EMD Rs.26,28,400/- (Rupees Twenty Six Lakh Twenty Eight Thousand Four Hundred only)
2. M/s. R.V.Textiles with Narpoli branch Contact 02522-231902/229689/ bom586@mahabank.co.in		
Borrower/s & Guarantor/s Name & Address 1. M/s. R.V.Textiles Prop: Mr. Satyanarayan V. Vemul, 251, Kamtam Shankar Compound, New Kaner, Near Padmanagar Police Station, Bhiwandi 421302 also at House No. 1015/1, 1st floor, Vemula Niwas, Near Ganesh Talkies, Bhiwandi 421302, 2. Mr. Rajendra V. Vemul, 3 Mr. Venkatnarsu Vemul, 4. Mrs. Padma V. Vemul at House No. 1015/1, 1st floor, Vemula Niwas, Near Ganesh Talkies, Bhiwandi 421302		
Outstanding Amount Total Due + Interest	Rs.1,94,96,200.97 plus interest @13.45% p.a. w.e.f 29.11.2016; plus costs, charges and other expenses	
<u>LOT NO. 2 Physical Possession</u> House No. 1015/1, 1 st floor, Vemula Niwas, Survey No. 26/H/2(P), Near Ganesh Talkies, Village Kamathghar, New Kaneri, Padma nagar, Bhiwandi, District Thane 421302 admg.900 sq.ft, carpet Date & Time of Inspection of the Property – 17.01.2020 from 11.00 a.m to 4.00 p.m	Reserve Price 2340000/- (Rupees Twenty Three Lakhs Forty Thousand)	EMD Rs. 234000/- (Rupees Two Lakh Thirty Four Thousand only)

LOT NO. 3 Physical Possession Gala No. 251/Loom Shed situated on piece and parcel on land bearing Survey No. 19, H.no. 2, of village Kamatghar, near Padma nagar police chowki, Bhiwandi, District Thane 421302 admg. 1440 sq.ft built up alongwith with Power loom machinery Date & Time of Inspection of the Property – 17.01.2020 from 11.00 a.m to 4.00 p.m	3240000/ (Rupees Thirty Two Lakh Forty Thousand only)	Rs. 324000/- (Rupees Three Lakh Twenty Four Thousand only)
3. M/s. Vijay Textiles – Narpoli branch, Contact 02522-231902/229689/ bom586@mahabank.co.in		
1. Vijay Textiles: Prop Purushottam S. Sharma H.No. 1421/13, S.No. 131/1, 2 nd Floor, Dharni Arcade, Rahnal Anjurphata District Thane 421302, Room No. 34, 4 th floor, Sharda Apartment Tejumaal , Chaki Ulhasnagar no. 1, District Thane 2. Mr. Surendra Kumar Chandolia Bhiwandi, District Thane		
Outstanding Amount Total Due + Interest	Rs.25,23,119.00/- plus unapplied interest @12.95% w.e.f. 31.12.2016 plus other costs, charges and expenses	
LOT NO.4 Physical Possession Gala No. 13 GP House No. 1421/13, S.No. 131/1, 2 nd floor “Dharni Arcade” Behind Haridhara Shopping Complex, Rahnal, Anjur Phata, District Thane admg. 1330 sq.ft. built up Date & Time of Inspection of the Property – 17.01.2020 from 11.00 a.m to 4.00 p.m	Reserve Price Rs. 3231000/- (Rupees Thirty Two Lakh Thirty One Thousand only)	EMD Rs. 323100/- (Rupees Three Lakh Twenty Three Thousand one Hundred only)
The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)		

- 1) The auction sale will be `Online E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on **21.01.2020** for mentioned property **from 1.00 pm to 3.00 pm** with unlimited extensions of 5.00 minutes duration each. Bidders shall improve their offers in multiple of Rs. 1,00,000/- (Rs. One lakh Only) during online bidding for properties.
- 2) Registration of Bidders is essential with <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Bidders to upload requisite KYC documents.
- 3) Bidders are advised to go through the website <https://ibapi.in> & <http://www.bankofmaharashtra.in/propsale.asp> for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- 4) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 5) 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.
- 6) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 7) 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.

- 8) Prospective bidders may avail online training from website: <https://ibapi.in> & and <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Educational videos are available on the websites.
- 9) 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.

- 10) The intending purchasers can inspect the properties with prior appointment at his/her own expenses on 17.01.2020 between 11.00 am to 5.00 pm. For prior appointment please contact - 9423015264 Chief Manager & authorized officer thane zone
- 11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of **AUTHORISED OFFICER AND CHIEF MANAGER ASSET REC CELL THANE** Current Account No. **60242913097** with Bank of Maharashtra, **Thane SSI Branch**, and IFSC code: **MAHB0000088** before submitting the tender online. The said EMD shall be adjusted towards final bid amount in case of the 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.
- 12) A copy of the tender 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 the Authorized Officer, Thane Zone so as to reach on or before 20.01.2020.
- 13) 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.
- 14) 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 Authorised Officer.
- 15) 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.
- 16) 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.**
- 17) 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.
- 18) 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.

- 19) 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.
- 20) 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.
- 21) This publication is also Fifteen days' notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors.
- 22) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 23) Bid form without EMD or with below EMD amount shall be rejected summarily.
- 24) 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.
- 25) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

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: Thane
Date: 05.01.2020

Authorized Officer
Bank of Maharashtra
Thane Zone