



BANK OF MAHARASHTRA
ASSET RECOVERY BRANCH,
Mumbai City Zone,
 ‘ Janmangal’, 45/47, Mumbai Samachar Marg,
 FORT, MUMBAI – 400,023.
 Tel. No. 22630885 Fax: 22664647

PUBLIC NOTICE FOR SALE

SALE NOTICE THROUGH E-AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (Hereafter referred to as Rules)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrowers/guarantors/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/guarantors/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below.

Whereas the authorized officer of the bank has decided to sell the properties described herein below on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IT IS BASIS”** under rules 8 & 9 of the said Act, through online public auction. (E auction).

Borrower/s & Guarantor/s Name & Address	Outstanding Amount Total Due + interest from 01/04/2009	Description of the property	Date & Time of Inspection the Property	Last date for submission of online Bid	Date, Time of E-Auction	Reserve Price Rs (In lakhs)	EMD Rs (In lakhs)
Borrower: 1) M/S Sun & Kingly Pharmaceuticals Pvt. Ltd Guarantors: 2) Mr Sanjay Chhaban Adhav - Director and Guarantor 3) Mr Ashok Shankar Karande – Director and Guarantor 4) Ayusia Business Solutions Pvt Ltd – Guarantor All at : 202, Kukreja Complex II Floor, above Canara Bank , LBS Marg Bhandup (West	1)Cash Credit - Rs 18368762.73 (Rupees One Crore Eighty Three Lacs Sixty Eight Thousand Seven Hundred Sixty Two and Paise Seventy Three Only with interest @14.25% p.a w.e.f 01/07/09 2) Term Loan -Rs 33629354. (Rupees Three Crores Thirty Six Lacs Twenty Nine Thousand Three Hundred Fifty	Land and Building at : Plot No M/4 , Additional MIDC , Dist : Satara, land admeasuring 4050 Sq. Mtrs together with building constructed thereon admeasuring about 2574 sq. mtrs total built up , within the village limits of KODOLI , Taluka and Registration Sub District SATARA , District and Registration District Satara .	22/07/2013& 23/07/2013 between 11.00 am and 3.00 p.m	30/07/2013 till 4.00 p.m	31/07/2013 between 3.00 p.m and 4 p.m	325.00(Rupees Three Hundred Twenty Five Laces Only)	Rs 32.50 (Rupees Thirty Two Laces Fifty Thousand Only)

<p>), Mumbai 400078 2) Mr Sanjay Chhaban Adhav . Director and Guarantor also at : A/102 , Fantasia Raheja Gardens , Teen Hath Naka , Opp :Eternity Mall , Thane (W) 400604 3) Mr Ashok Shankar – Karande – Director and Guarantor also at :40/601, Kanchan Vasant Vihar , Thane (W)</p>	<p>Four Only) with interest @ 13.25 % p.a w.e.f 01/07/09 3)WCTL - Rs 2000000.00 (Rupees Twenty Lacs Only) with interest @ 11.50 % p.a w.e.f 01/07/09 Total of above Rs 53998116.73 (Rupees Five Crores Thirty Nine Lacs Ninety Eight Thousand One Hundred Sixteen and Paise Seventy Three Only) with interest as above mentioned rate w.e.f 01/07/09 and cost , charges and incidental expense</p>	<p>and Plant & Machinery generally comprising, Laboratory Equipments ,Utilities, Electric Equipments ,Furniture & Fixture and Other Assets lying at the said land and building And Raw Materials, Packing Materials, Finished Goods lying at the said land and building. Note: All the above securities will be sold in one lot only.</p>					
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IMPORTANT TERMS & CONDITIONS:

- 1.** This e- auction shall be cancelled if Borrowers/Guarantors /Mortgagors pay the entire dues as demanded on or before 31/07/2013.
- 2.**The auction sale will be `On line E-Auction / Bidding through website <https://www.bankeauctions.com> on 31/07/2013 from 3.00 p.m to 4.00 p.m extensions of 5 minutes duration each.
- 3** Intending bidders shall hold a valid email address. For details with regard to E-auction, please contact , service provider , M/s Matex Net Pvt Ltd ; 711,712, 7th floor , Commodity Exchange Building , Sector -19 ,Vashi, Navi Mumbai – 400705 ,Mobile : 9323282892 , Ph No ; 022-32579884 / 85 / 86 ,E mail :- raghu@matexnet.com and rsvas@matexnet.com
- 4.** For detailed terms and conditions of auction sale the Bidders are advised to go through the tender document and visit website <http://www.matexauctions.com/> or <http://www.bankofmaharashtra.in> before submitting their bids and participating in the E-auction.
- 5.** Prospective bidders may avail online training on e-auction from [**MatexNet Pvt. Ltd.**]
- 6** Tender shall be submitted online only in the prescribed format with relevant details, as available on the above referred website from date of publication.
- 7.** Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT to the credit of Account No. 60116604449, Bank of Maharashtra , Asset Recovery Branch ,Mumbai , IFSC code: MAHB0001450 before submitting the tender online.

8. A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No.) shall be forwarded to the Authorized Officer, Bank of Maharashtra , Asset Recovery Branch , at the address mentioned above , so as to reach on or before 30/07/2013 .

9. The bid price to be submitted shall be equal to or above the Reserve Price and bidders shall improve their offers further in multiples of Rs. 5,00,000/- (Rupees Five Lacs Only).

10. The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), within 24 hours on closure of the e-auction in the mode stipulated in clause 7 above. The balance of the bid amount shall have to be deposited within 15 days of acceptance of bid .

11. 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.

12. All the persons participating in e-Auction should upload and submit his/her/their sufficient & acceptable proof of identity , residence and authority and Pan CARD.

13. In the event this auction does not take place on scheduled date for whatever reasons the same would be reconducted on any subsequent date & notice of which will be duly published .

14. This notice is also being published in vernacular . The English version shall be final if any question of interpretation comes .

Bidding in last minutes should be avoided in the bidders' own interest . Neither Bank of Maharashtra nor Service Provider will be responsible for any lapses /failure (internet failure, power failure etc), in such cases. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the E-Auction successfully. However, the Bidders are requested not to wait till the last moment to quote their bids to avoid any such complex situations .

Place : Mumbai

Date :19/06/2013

-SD_

Mr N.Y.Gadre

Chief Manager AND Authorised Officer

Bank Of Maharashtra

TENDER DOCUMENT FOR E AUCTION

Terms & Conditions of Online E-Auction for sale of Properties as per E-auction Reference No:

(Note- Bidders are requested to go through the Sale Notice published by Bank for More information.)

Auctioneer Name	Chief Manager & Authorised officer , Bank of Maharashtra Asset Recovery Branch , Mumbai City Zone, ' Janmangal', 45/47, Mumbai Samachar Marg, FORT, MUMBAI – 400,023
Auction to be Conducted by	M/s Matex Net Pvt Ltd [Service Provider] 711,712, 7 th floor , Commodity Exchange Building , Sector -19 ,Vashi, Navi Mumbai – 400705 , Mobile : 9323282892 , Ph No ; 022-32579884 / 85 / 86 ,E mail :- raghu@matexnet.com and rsvas@matexnet.com
Auction Schedule	Date of Auction:- 31/07/2013 Timings:- Between 3.00 p.m and 4.00 p.m Auction Website :- http://www.matexauctions.com/ (With unlimited extensions of 5min. Each)
Annexures	<ol style="list-style-type: none">1) Business rule for E-Auction2) Terms & conditions of E-Auction3) Item Details (Annexure – I)4) Process Compliance Statement (Annexure – II)5) Price Confirmation Letter (Annexure – III)6) Contact Information
Special Instructions	<u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Bank will be responsible for any lapses / failure on the part of the Bidder, in such cases.</u>

Terms and Conditions for finalization of the Sale by E Auction

Bank shall finalize the Sale of Asset through Online E-Auction mode and arrangement has been made with M/S Matex Net Pvt Ltd, who shall be authorized service provider for the same. Please go through the guidelines given below and submit your acceptance to the same.

1. This e- auction shall be cancelled if Borrowers/Guarantors /Mortgagors pay the entire dues as demanded on or before 31/07/2013 .
2. Computerized E-Auction shall be conducted by **Bank of Maharashtra**, on pre-specified date, while the Bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by Bidders themselves. In the event of failure of their Internet connectivity, (due to any reason whatsoever it may be) it is the bidder's responsibility / It is to be noted that either Bank or M/S . M/s Matex Net Pvt Ltd. is not responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the E-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.
3. Please note that the start price of an item in online E-Auction is open to all the participating bidders. Any bidder can start bidding, in the online E-Auction, from the start price itself. Please note that the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The subsequent bid that comes in to outbid the H1 rate will have to be higher than H1 rate by one increment value or in multiples of the increment value. The increment value has been fixed at ₹500000/- (Rupees Five Lacs Only)
4. M/S Matex Net Pvt Ltd. shall arrange to train the person(s), without any cost to bidders. They shall also explain you, all the Rules related to the E-Auction / Business Rules to be adopted along with tender manual. Bidders are required to give your compliance on it before start of bid process.
5. **Material for Bid: Sale of Property/ies by Bank of Maharashtra**
6. **Type of Auction:** E-Auction.
7. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR).
8. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
9. **Bid Price:** The Bidder has to quote the total price for all the lots .
10. **For other terms and conditions, please see the e-auction notice published by Bank of Maharashtra**
11. **Procedure of E -Auctioning**

i. **E-form Submission**

- **All interested bidder need** to fill online form available on e-Auction domain with necessary details if asked in auction document provided by Bank.

ii. **Online E - Auction :**

- **Bank of Maharashtra**, will declare its **Opening Price (OP)**, which shall be visible to all the Bidders during the start of the E-Auction. Please note that the start price of an item in online E-Auction is open to all the participating bidders. Any bidder can start bidding, in the online E-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
- The bid Increment Rs 500000/ (Rupees Five Lacs Only) is fixed by **Bank of Maharashtra** which the bidders can view on their bidding screen
- Online Auction shall be for a **period 1 hour**. If a bidder places a bid in the last 5 minutes of closing of the E-Auction and if that bid gets accepted, then the auction's duration shall get extended automatically for another 5 minutes, for the entire auction (i.e. for all the items in the auction), from the time that bid comes in. Please note that the auto-extension will take place only if a bid comes in those last 5 minutes and if that bid is valid bid in terms of e-auction notice published and this business rule document.. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of E-Auction, the auction shall get closed automatically without any extension. However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

12. Successful Bidder shall be required to submit the final prices, quoted during the E -Auction as per Annexure – III after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

During E-Auction, if no bid is received within the specified time, **Bank of Maharashtra** at its discretion may decide to revise Opening price / scrap the E-Auction process / proceed with conventional mode of tendering.

13. Your bid will be taken as an offer to buy. Bids once made by you, cannot be cancelled / withdrawn and you shall be bound to buy as mentioned above at your final bid price. **Your failure to comply with any of the terms and conditions of the E-auction notice and Tender document will result in forfeiture of the amount paid.** Should you back out and not buy as per the rates quoted, BANK shall take action as may be deemed appropriate.
14. You will be able to view the following on your screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by you
 - c. Opening Price & Minimum Increment Value.
 - d. Your rank in the auction.
15. **Bank of Maharashtra** decision on declaration of successful bidder shall be final and binding on all the Bidders.
16. **Bank of Maharashtra** shall be at liberty to cancel the E-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
17. **Bank of Maharashtra / M/s Matex Net Pvt Ltd.** shall not have any liability to bidders for any interruption or delay in access to the site for whatever reasons .
18. You are required to submit your acceptance to the terms / conditions / modality given above before participating in the E-Auction.
19. **Duration of Auction:** The auction is schedule to be conducted from **3:00 PM –to 4.00 PM (IST)**. On 31/07/2013 following the extensions of 5 min. each.. Bidders are advised not to wait till the last minute or last few seconds to enter their bid to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
20. **Successful bidder:** At the end of the E-Auction, **Bank** will evaluate all the bids submitted and will decide upon the successful bidder the decision of the Bank will be final & binding on all the bidders.

Other Terms & Conditions

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of Bank or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
- M/S . Matex Net Pvt Ltd / Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.

- M/s Matex Net Pvt Ltd. /BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. M/s Matex Net Pvt Ltd. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

N.B.

- All the Bidders are required to submit the Compliance Form (Annexure- II) duly signed to Authorised Officer and Chief Manger of Bank of Maharashtra.

ANNEXURE – I

The List of Items to be procured along with the Quantities and the Auction Start Time & Close Time is as follows:

ITEM DESCRIPTION: **Sale of Properties by Bank of Maharashtra**

Item	Details	Quantity	Reserve Price in (In Rs.)	Bid Increment (Rs.)	Opening Time	Closing Time
Land and Building with Plant and Machinery with Laboratory Equipments , Utilities , Electric Equipments, Raw materials ,	<p>Land and Building at : Plot No M/4 , Additional MIDC , Dist : Satara, land admeasuring 4050 Sq. Mtrs together with building constructed thereon admeasuring about 2574 sq. mtrs total built up , within the village limits of KODOLI , Taluka and Registration Sub District SATARA , District and Registration District Satara .</p> <p>And</p> <p>Plant and Machinery generally comprising, of Laboratory Equipments ,Utilities, Electric Equipments ,Furniture & Fixture and Other Assets lying at the said land and building</p> <p>And</p> <p>Raw Materials, Packing Materials, Finished Goods lying at the said land and building .</p> <p>Note: All the above securities will be sold in one lot only .</p>	1	Rs 3,25,00,000/- (Rupees Three Crores Twenty Five Lacs Only)	500000/- (Rupees Five Lacs Only)	3.00 P.M on 31/07/2013	4.00 P.M on 31/07/2013

Reserve Price: ₹ 3,25,00,000/-(Rupees Three Crores Twenty Five Lacs Only.)

Earnest Money Deposit: ₹.32,50 ,000/- (Rupees Thirty Two Lacs Fifty Thousand Only.)

Bid Increment Amount: ₹ 500000.00(Rupees Five Lacs Only.) or in such multiples

Annexure – II
Process Compliance Form

(The bidders are required to print this on their company's letter head and sign, stamp before faxing)

**Chief Manager & Authorised officer ,
Bank of Maharashtra
Asset Recovery Branch ,
Mumbai City Zone, ' Janmangal', 45/47,
Mumbai Samachar Marg, FORT,
MUMBAI – 400,023**

Sub: Agreement to the Process related Terms and Conditions for the E- Auction Ref No:

Dear Sir,

This has reference to the Terms & Conditions for the E-Auction mentioned in the Tender document for **as per E auction reference No :**

This letter is to confirm that:

1. We have studied the Terms and Conditions for finalization of the sale by the E-Auction as mentioned in tender document for e-auction and E-Auction notice published by Bank Of Maharashtra and confirm our agreement to them.
2. We also confirm that we have taken the training on the auction tool and have understood the functionality of the same thoroughly.
3. We confirm that bank and M/s Matex Net Pvt Ltd [Service Provider] , shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
4. We, hereby confirm that we will honour the Bids placed by us during the auction process.

With regards

Signature of the Bidder

Name –

Company / Organization –

Designation within Company / Organization –

Address of Company / Organization –

Sign this document and Fax at 022-22626025

Annexure – III
Price Confirmation

To,
Chief Manager & Authorised officer ,
Bank of Maharashtra
Asset Recovery Branch ,
Mumbai City Zone, ' Janmangal', 45/47,
Mumbai Samachar Marg, FORT,
MUMBAI – 400,023

Sub: Final price quoted during E- Auction and price break - **Sale of Properties of Bank of Maharashtra**

Ref : 1. **E-Auction dt.31/07/2013 As per E auction Reference No :**

Dear Sir,

We confirm that we have quoted.

1. -----

(Price quoted as Total Price)

as our final lump sum prices during the E-Auction conducted on ----- (Date).

Yours sincerely,

Signature :

Name:

Date:

Seal:

CONTACT INFORMATION

M/s Matex Net Pvt Ltd	Bank of Maharashtra
<p>M/s Matex Net Pvt Ltd [Service Provider] 711,712, 7th floor , Commodity Exchange Building , Sector -19 ,Vashi, Navi Mumbai – 400705 , Mobile : 9323282892 , Ph No ; 022-32579884 / 85 / 86 ,E mail :- raghu@matexnet.com and rsvas@matexnet.com</p>	<p>Chief Manager & Authorised Officer , Bank of Maharashtra , Asset Recovery Branch , Mumbai City Zone, ‘ Janmangal’, 45/47, Mumbai Samachar Marg,FORT, MUMBAI – 400,023 details</p>

AUCTION BID FORM

- 1 Name(s) of Bidder (in Capital)* :
2 Father's / Husband's Name :
3 Date of Birth & Age :
4 Postal Address of Bidder(s) :
5 Whether Bidder is participating for :
self or for others
6 If participating for others, furnish the :
details for whom participating along
with authority letter
7 Phone / Cell No. :
8 Email id :
9 Bank Account Details to which EMD
amount should be returned for
unsuccessful bidders
i) Type of Account: Saving / Current / :
CC
ii) Name of Account Holder :
iii) Bank A/c. No. with Bank Name :
iv) IFS Code No. :
v) Branch Name :
10 User ID allotted by Service Provider :
11 Date of submission of bid :
12 PAN :
13 Details of Property for Sale & Item / :
Lot No.
14 EMD remittance details
Date of Remittance :
Name of Bank :
Branch :
A/c.No. :
IFS Code No. :
UTR No :
15 Photo ID enclosed : Voter ID/PAN Card/Driving License /
(Tick which ever is applicable) Govt./PSU ID Card/Photo page of
Passport
16 Bid Amount quoted : Rs. _____(Rupees _____
_____)

DECLARATION

I _____ S/o Shri. _____, age about
_____ years., r/o _____ do hereby express my interest for participating in e-auction
being conducted by _____ branch of Bank of Maharashtra for purchase of the property
& declare that I have read, understood and agree to all the terms and conditions _____ above.

(Signature of the Bidder)

* In case of multiple bidders, the details may be given in tabular form in a separate sheet.

