

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का बैंक एक परिवार एक बैंक	पुणे पूर्व अंचल कार्यालय, पुणे PUNE EAST ZONAL OFFICE, PUNE ७अ/२, जनमंगल, दूसरा मजला, हडपसर आय.ई., पुणे- ४११०१३ 7A/2, 'Janmangal', Hadapsar Industrial Estate, Pune-411013 टेली./TELE: 020-24459184/24514007 ई-मेल/E-mail: legal_per@mahabank.co.in	
	प्रधान कार्यालय : लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5	

NOTICE OF SALE THROUGH PRIVATE TREATY

Notice of sale through private treaty sale of movable & immovable assets charged to the bank Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

The Authorized Officer of Bank of Maharashtra has taken over possession of the schedule property (ies) u/Section 13(4) of the SARFAESI Act. Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS.

Name of the owner of the property (Title Deed holder/s)	Description of the property/ies	Encumbrances known, if any	Reserve Price (Rs.)	Earnest money deposit (Rs.)
M/s Nuttan Infra Projects Mr. Satish Baban Yadav At post Jiregaon, Taluka Daund, District Pune-413802 Guarantor: Mrs. Swati Satish Yadav Flat No. 250, Building No. B-2, Yojana No. 3, Ayodhya Co-operative Housing Society, Sector 20, Krushna Nagar, Chikali, Pune-14	All piece and parcel of Open NA residential Land bearing Plot No. 31, admeasuring 475.0 sq., lying and situated at Gat No. 219, Village Kurkumbh, Near J.P. Colony, Taluka Daund, District Pune, owned by Mr. Satish Baban Yadav and Mrs. Swati Satish Yadav	NIL	19,00,000/-	1,90,000/-

Standard terms & conditions for sale of property through private treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS.
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. 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.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer. If higher bidder fails to deposit the remaining amount in terms of clause (2) above; then bank may request & accept the second higher offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Date: 08.03.2022
Place: Pune

Authorised Officer
Bank of Maharashtra