

 <b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम <b>एक परिचय एक बैंक</b>	अंचल कार्यालय सातारा <b>Zonal Office Satara</b> LIC Building, Koregaon Road, Opp.-Collector Office, Satara, Pin- 415001 टेलीफोन/TEL : 02161-238336, 234536, 229338, ई-मेल/e-mail : legal_sat@mahabank.co.in	 एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं
	प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 <b>Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</b>	

**Terms & Conditions for E Auction Sale Notice of NPA A/cs :- 1) Mr. Sachin Jagganath Chavan and 2) Shri Anil Jaisinghrao Chavan**

Sl	Branch & Phone No.	Name of Borrower	Name of Guarant or	Amount Due	Short description of the property with known encumbrances	Possessi on Type	Reserve Price / Earnest Money Deposit	Last date of bid submission with EMD (DD/MM/YY YY)
1.	Branch -Shenoli Contact No. 02164-269567 <i>[For inspection of the property please contact: Mr. Amol Shinde; Branch Manager, Shenoli Branch; Contact No. 9372648088]</i>	Mr. Sachin Jagganath Chavan (Borrower) At Po Wadgaon Haveli, Tal Karad, Dist Satara	NA	Rs. 9,34,097/- (Rupees Nine Lakh Thirty Four Thousand and Ninety Seven Only) plus unapplied interest thereon at contractua l rate plus other charges w.e.f. 17.01.2019	Mortgage of All those pieces & parcel of property with construction & fixture there being & lying at "Signature Residency", Flat No. 305, Third Floor, Phase 2, Koyana Vasahat, Tal Karad, Dist. Satara. Gat No. 9/5+6+7, Plot No 31 & 32 GPP No. 710/30/31/19 admeasuring area 619 sq ft. in the name of Mr. Sachin Jagganath Chavan. Bounded as- North: - Flat No. 303; South: - Side Margin & Plot No. 30; East: - Side Margin & 20 Ft Road; West: - Duct and Flat No.306 ,	Symbolic	1. RP – Rs. 11,79,000/- 2. EMD – Rs. 1,17,900/-	20/01/2020
2	Branch – Karad Contact No. 02164-2222550	1) Shri Anil Jaisinghrao Chavan	1) Sou Manisha	Rs. 1,49,94,583/-	Mortgage of property bearing Bhumapan No.	Physical	1. RP – Rs. 22,29,000/- 2. EMD – Rs.	20/01/2020

<p>[For inspection of the property please contact: Mr. Dhyaneshwar Dhadade; Chief Manager; Karad Branch; Contact No. 8459141304]</p>	<p>2) Shri Jaysinghrao Vishwanath Chavan 3) Smt. Prabhavati Jaysinghrao Chavan</p> <p>*All the aforementioned 3 Borrowers residing at the following addresses:-</p> <p>1) "Jayaprabha", Netaji Subhashchandra Co Op Housing Society Shashtrinagar, Malkapur, Karad, Tal. Karad, Dist. Satara</p> <p>2) Flat No. 3, 2<sup>nd</sup> Floor, Atharv Apartment, Gali No. 11 Prabhat Road, Erandwada, Pune 411004</p>	<p>Anil Chavan residing at- "Jayaprabha, Netaji Subhashchandra Co Op Housing Society, Shashtrinagar, Malkapur, Karad, Dist. Satara</p> <p>2) Mr. Dnyaneshwar Yashwant Mane Residing at- 91, Shukrawar Peth, Karad, Dist. Satara</p> <p>Also at- 1160, Namdev nest, F-9, 4<sup>th</sup> Floor, Rajaram puri, Kolhapur</p>	<p>(Rupees One Crore Forty Nine Thousand Ninety Four Thousand Five Hundred and Eighty Three Only) plus interest thereon @ contractual rate and other charges w.e.f. 01.10.2016</p>	<p>345/1B+1C+1D+1E, Plot No. 4 in the Rajaram Nagar Housing Society, admeasuring 278.73 Sq. Mtr. Situated at Tal. Karad, Dist. Satara (Owner- Jaysinghrao Vishwanath Chavan) East- 6 Mtr wide road West- property of B J Panaskar South – Property of Davri Plot No. 5 North – Property of Gorakhnath Jadhav</p>	<p>2,22,900/-</p>	
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- 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 11:00 am to 01: 00 pm with unlimited extensions of 10 minutes duration each. Bidders shall improve their offers in multiple of Rs. 10,000/- (Rupees Ten Thousand Only) during online bidding for property/ies.
- 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> & <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 18/01/2020 between 11:00 AM to 5:00 PM. For prior appointment, please

contact: Mr. Amol Shinde; Branch Manager, Shenoli Branch; Contact No. 9372648088 (For Property No. 1 listed above) and Mr. Dhyaneshwar Dhadade; Chief Manager; Karad Branch; Contact No. 8459141304 (For Property No. 2 listed above)

- 11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of **Current Account No. 60117614446, Name of the Account: BOM E-Auction Deposit with Bank of Maharashtra, Krishna Nagar Branch, IFSC code: MAHB0000619** before submitting the tender online. The said EMD shall be adjusted towards final bid amount in the case of 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 Authorised Officer, Bank of Maharashtra, Satara 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

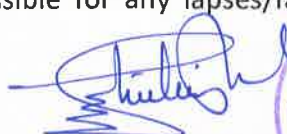
forfeit all the monies till then paid by the successful bidder and put up the property in question for resale/disposal in its absolute discretion, and the defaulting successful bidder shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

- 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) Disputes, if any, shall be within the jurisdiction of Satara Courts only.
- 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.

**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: Satara  
Date: 04/01/2020

  
Authorized Officer  
Bank of Maharashtra  
Satara Zone

