

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra मंत्रालय संरक्षण का उद्यम</p> <p>एक परिवार एक बैंक</p> <p>प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.</p>	<p>अंचल कार्यालय - चंद्रपुर / Zonal office - Chandrapur उद्योग भवन बिल्डिंग / Udyog Bhavan Building, रेल्वे स्टेशन रोड / Railway station Road, चंद्रपुर / Chandrapur टेलीफोन/TELE : 071.72- 254518 ई-मेल/e-mail : cmmarc_chn@mahabank.co.in</p>	  <p>जनगणना 2021 जनगणना से जन संरक्षण</p>
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AX36/Legal/E-auction/ Chandrapur Zone/20-21/

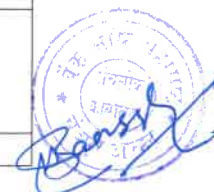
Date: 28.10.2020

Terms and Conditions for sale of assets of through online e-auction on under SARFAESI Act

Date of E- Auction: 19.11.2020 between 11.30 a.m. to 12.30 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes			
Last date & time for submission of Bid/Deposit of EMD and Proof: 18.11.2020 up to 4.00 pm.			
Date & Time of inspection of property on: 10.11.2020 between 11.00 am to 05.00 p.m. with prior appointment.			
Sr. No	Name and address of Borrower and Guarantor	Outstanding Dues for Recovery of Which property are being sold	Date and Time of E-Auction AND Date & Time for submission of request letter of participation / KYC Documents / Proof of EMD etc.
1	<p>1. M/s Oxygen Fitness Club (Borrower) Proprietor – Mr. Nikhil Wasudeo Shende ADD.: 3rd floor, Raghuwanshi Complex, near Azad Garden, Main Road, Chandrapur- 442 401</p> <p>2. Mr. Nikhil Wasudeo Shende Proprietor of M/s Oxygen Fitness Club ADD.: Flat No. S-205, 2nd Floor, B-2, Sukhkarta Residency, Shivaji Nagar, Near Mount Carmel School Chandrapur – 442401</p> <p>Alt. Address: 3rd floor, Raghuwanshi Complex, near Azad Garden, Main Road, Chandrapur-442 401</p> <p>3. Mrs. Madhuri Nikhil Shende (Guarantor), ADD.: Flat No. S-205, 2nd Floor, B-2, Sukhkarta Residency, Shivaji Nagar, Near Mount Carmel School Chandrapur –442401</p> <p>4. Mr. Wasudeorao Baburaoji Shende (Guarantor)</p>	<p>Term Loan: Ledger Balance Rs. 208,81,345.74 /- + Unapplied Interest of Rs. 54,42,343/- Total Dues for Term loan Rs 263,23,688.74/- + Interest @10.65% w.e.f. 27.10.2020</p>	<p>Auction Date: 19.11.202, 11.30 am to 12.30 pm</p> <p>Submission of EMD & Online application: up to 18.11.2020, 4.00 pm</p> <p>Bid increase Amount Rs.10,000/-</p>

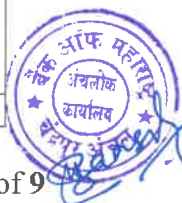
I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

Name of Bidder	Signature of Bidder	Date



	<p>ADD.: Flat No. S-205, 2nd Floor, B-2, Sukhkarta Residency, Shivaji Nagar, Near Mount Carmel School Chandrapur – 442401</p> <p>5. Mr. Pankaj Wasudeoraoji Shende (Guarantor) ADD.: Flat No. S-205, 2nd Floor, B-2, Sukhkarta Residency, Shivaji Nagar, Near Mount Carmel School Chandrapur – 442401</p> <p>Alt. Address: 3rd floor, Raghuwanshi Complex, near Azad Garden, Main Road, Chandrapur-442 401</p>		
	Description of Properties	Reserve Price (Rs.)	EMD Amount (Rs.)
1	<p>Mortgaged/Hypothecated for sale</p> <p>Property consisting of Third floor office No. E, "Raghuwanshi Complex" City Survey no. 3070, Sheet no. 37, Plot no 14/1, Layout Plot No. 1, 2, 3 & 4, Nazul Mohalla Bhanapeth, Tah & Dist. Chandrapur, admeasuring total area 2858.73 square meter, Third floor having built up area 250.00 square meter (upper built up area 500.74 square meter) and undivided share and interest in land 50.00 square meter. Together with the building & structure constructed thereon and all the fixed plant, machinery and fixture annexed thereon.</p> <p>Hypothecated items:</p> <p>Uprights Bike(4), Spinning Bikes(6), Treadmill(7), Elliptical Cross Trainer (6), Rower Matrix (1), Vertical Knee up (1), Recumbent Bike (2), Back Extension (1), Adductor (1), Leg Curl (1), Leg Extension (1), Leg Press (1), Standing Calf Machine (1), Overhead Press (1), Lateral Raise (1), AB Crunch (1), Seated Tricep Dip (1), PEC Fly Deck (1), Verticle Chest Press (1), Bicep Curl (1), Long Pull Row (1), Lat Pull Down Dual Pulley (1), Assisted Dip Chin (1), Multi Functional Station (1), Olympic decline Bench (1), Dual Axis Inclined Bench (1), Preacher Curl Bench (1), Olympic Flat Bench (1), Plate Stand, Barbell Stand, Beauty Bell Rack, Ornet Functional Bench (3), Super Bench (2), Dual Axis Decline Bench (1), Smith Machine (1), Squat Rack (1), Bars (10), Plates, Dumbbells, Accessories (Rearbar), A/C Cassette 14 Nos Split 2 Nos (16), PC (5), Water Purifier (1), Stabilizer (1), LED TV Samsung, Steam & Chiller, Music System OHM, Dumbell Racks.</p> <p>[Property is under symbolic possession of Bank. District Magistrate Order is passed u/s 14 of SARFAESI Act, 2002 for physical possession]</p>	<p>Rs. 163,96,818/-</p> <p>[Reserve Price of Immovable property – Rs. 11050000/- And</p> <p>Reserve Price of Hypothecated Equipments – Rs. 5346818/-]</p>	Rs. 16,40,000/-

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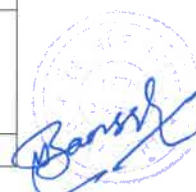


Possession Type: Symbolic Possession

1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
 - b. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.
2. The properties are being sold on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and the E-Auctions will be conducted "Online". The auction will be conducted through the Bank's approved service provider M/s. e-Procurement Technologies Limited - at the web portal <https://bom.auctiontiger.net> and bidder can also bid through Auction tiger mobile app (Android Mobile only). Please visit "https://bankofmaharashtra.in/properties_for_sale " 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 Adesh Mohod : Mob. : 9265562821 / 6352490775 E-mail: maharashtra@Auctiontiger.net .
 3. The intending bidder should submit the evidence for EMD deposit like UTR 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. (ii) 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 Authorized Officer of Bank of Maharashtra, Chandrapur Zonal Office, Udyog Bhavan Building, Opposite Chandrapur District Court, Railway Station Road, Chandrapur-442401 by 18.11.2020 up to 04:00 p.m. scanned copies of the original of these documents are also required to be submitted to e-mail id displayed above.
 4. Names of the Eligible Bidders, will be identified by Bank of Maharashtra, Chandrapur Zonal Office, Udyog Bhavan Building, Railway station Road, Chandrapur - 442401 to participate in online – auction on the portal <https://bom.auctiontiger.net>. M/s. e-Procurement Technologies Limited (Auction Tiger) will provide User ID and Password after due verification of PAN of the Eligible Bidders.
 5. Bidders shall improve their offers in multiple of Rs.10,000/- (Rupees Ten Thousand Only) during online bidding of the property.
 6. 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, on acceptance of bid price by the Authorized Officer, shall immediately i.e. on the same day or not later than next working day, as the case may be, pay a deposit of Twenty Five percent of the amount of the sale price which is inclusive of earnest money deposited, if any, to the authorized officer and in default of such deposit, the property shall be sold again. The balance of the sale price shall be deposited by the successful bidder on or before 15th day of auction. Default in deposit of any 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.

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7. The prospective qualified bidders may avail online training of e-Auction from M/s. e-Procurement Technologies Limited (Auction Tiger), prior to the date of e-Auction. Neither the Authorized Officer nor Bank of Maharashtra, nor M/s. e-Procurement Technologies Limited (Auction Tiger), shall 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 interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
8. The Bank is not liable to pay any interest/refund of EMD in case of any delay in issue of confirmation of sale/Sale Certificate by virtue of any Court Order received after the publication of this notice and/or before confirmation of sale.
9. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
11. After finalization of e-auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
12. The secured asset will not be sold below reserve price.
13. The successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in in the *Account No. 20028001481; Name of the A/c: BOM Regional Office Chandrapur Admin Account; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAHB0000618* or by way of demand draft drawn in favour of "Authorized Officer, Bank of Maharashtra" drawn on any Nationalized or scheduled Bank, payable at Chandrapur or through NEFT/RTGS. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.

14. Caution to bidders:

- a. Property is sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis after taking Physical/ Symbolic possession of the properties.
- b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and

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claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part 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 claims / rights / dues.

- c. 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 to 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.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- e. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
- f. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
- g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

15. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer. For prior appointment please contact Branch Manager **Mr SHIV SHANKARLAL KARN (contact no. 9007896452), Bank of Maharashtra, CHANDRAPUR Branch.**
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

16. Inspection of Title Deeds:

Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

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17. Submission of bid forms:

- a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.
- b. 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.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. 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.
- d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

18. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

19. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

20. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.

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- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

21. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
- b. 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 Authorized Officer.
- c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

22. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
- c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

23. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.

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- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

24. Sale Certificate / Payment of Stamp Duty:

- a. 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 favour 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 /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. 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 law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
- f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

25. Return of EMD:

- a. EMD of unsuccessful bidder/s will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.
- c. The Bank is not liable to pay any interest/refund of EMD in case of any delay in issue of confirmation of sale/Sale Certificate by virtue of any Court Order received after the publication of this notice and/or before confirmation of sale.

26. Stay/Cancellation of Sale:

In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

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27. Delivery of Title Deeds:

The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.


28. Delivery of possession:

All expenses and incidental charges there-to shall be borne by the auction purchaser.

29. Other Conditions:

- a. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. 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.
- c. The Authorized Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. 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.
- h. This publication is also thirty days' notice/**15 days'** notice required under SARFAESI Act to the above borrower/guarantor.
- i. Disputes, if any, shall be within the jurisdiction of **Chandrapur Courts** only.
- j. Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

Place: Chandrapur
Date: 28.10.2020


Authorized Officer
Bank of Maharashtra

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