

 <p>बँक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक</p>	<p align="center">आस्ति वसूली शाखा ASSET RECOVERY BRANCH</p> <p align="center">छठी मंजिल, जनमंगल, 45/47, मुंबई समाचार मार्ग, फोर्ट मुंबई 400 001 6th Floor, Janmangal, 45/47, 6th floor, Mumbai Samachar Marg, Fort, Mumbai 400 001 टेलीफोन/TELE : 022- 2263088 / 22658384 ई-मेल/Email bom1450@mahabank.co.in/ bmqgr1450@mahabank.co.in प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे 5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	 <p>एक वचन एक पातक ही ओळ 'सत्यमेव जयते' ही श्रवणाची हेतू ही श्रवणाची हेतू</p>
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PUBLIC NOTICE FOR SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT), 2002

The undersigned as Authorized Officer of Bank of Maharashtra has taken over **SYMBOLIC POSSESSION** of the following property under Section 13(4) of the SARFAESI Act. Public at large is informed that e-auction (Under SARFAESI Act, 2002) of the charged properties in the below mentioned cases for realization of Bank's dues will be held on **"AS IS WHERE IS AND WHATEVER THERE IS BASIS** on 11.06.2018 between 11.00 a.m. and 1.00 p.m., with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes.

Lo t N o.	Description of Property	Reserve Price (In Rs.)	EMD (In Rs.)
1	All the piece and parcel of immovable property situated at Bungalow no. 6-B, (land admeasuring 293.22 sq. mtrs. Or thereabout), Anand Vihar CHS Ltd, Aman Villa, 20 th road, Khar West, Mumbai- 400052 Bounded by: North: Bunglow B/7; South: Bunglow B/5; East: Bunglow B/19; West: 20 th Road	11,20,04,000/- (Rs. Eleven Crores Twenty Lakhs Four Thousand Only)	1,12,00,400/- (Rs. One Crore Twelve Lakhs Four Hundred only)

- The name & address of borrower & guarantor for the property is (1) M/s Great India Exports Imports at 8B Rajashree Estate Ground Floor, Near Khira Industrial Estate, Santacruz West, Mumbai-400054 ;(2) Mr. Gurmeet J. Kohli; 3) Mrs. Tejinder Kaur Kohli all 1 (also at) and, 2 & 3 at Bunglow No. 6-B, Aman Villa, Anand Vihar CHS, 20TH Road, Khar West, Mumbai. The Demand Notice in the account was issued on 05.01.2015 for recovery of Rs. 4,38,84,532.33 plus interest with effect from 06.01.2015 plus cost, expenses minus recovery if any. Bank has taken Symbolic Possession on 23.03.2015.
- The intending purchasers/bidders are required to deposit EMD amount either through NEFT/RTGS in the Account No.60116604449, Account Name: ARB e-Auction, Name of Beneficiary: Bank of Maharashtra Auction A/c Great India Exports Imports IFSC Code MAHB0001450 or by way of demand draft drawn in favour of Bank of Maharashtra- Auction A/c Great India Exports Imports, payable at Mumbai.
- Last date of Submission of EMD/ONLINE BID Hard Copies of the application/bid form with proof of EMD payment and requisite KYC's documents is Upto 5 p.m. on or before 08.06.2018.
- The Inspection Date and Time of properties is on 29.05.2018 and 05.06.2018 between 11.30 a.m to 2.00 p.m.
- The Bid Increment amount in Rs. 5,00,000/- (Rupees Five Lakh Only).
- The ground and first floor of the Property is in possession of two different alleged licensees. Bank has obtained Order U/s 14 of SARFAESI Act for physical possession of the property. DRT Mumbai has directed the licensees to vacate the property and hand over the possession of the property to the Bank. Aggrieved by the same licensees have approached Hon'ble Bombay High Court vide W.P. (L) No. 3504/2017; and W.P. (L) No. 22/2018. In these proceedings Custom



and Income Tax department have filed intervention application claiming their charge over the property (The bidders are advised to independently verify extent of their claim). The sale will be subject to these proceedings, and possession will be given by Bank in accordance of Order U/s 14 of SARFAESI Act and or in terms of Final Order of Hon'ble Bombay High Court.

Terms and Conditions

1. The properties are being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and the E-Auctions will be conducted "On Line. The auctions will be conducted through the Bank's approved service provider M/s C1 India Pvt. Ltd., Gulf Petro Chem Building, Building No. - 301, 1st Floor, Udyog Vihar Phase - 2, Gurgaon, Help Line No. +91-0124-4302020 / 2021/ 2022 / 2023 /2024/2025,+91-9821690968,Help Line e-mail ID: support@bankeauctions.com; Tender Document containing e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites:
 - a. [https:// bankofmaharashtra.in/proposal.asp](https://bankofmaharashtra.in/proposal.asp)
 - b. <http://eprocure.gov.in/cppp>For further queries interested parties may contact: Mr. Aditya Prakash Ph: 9890055110 & Mrs. Ashwini Kulkarni: 9987371514; Mrs. Vijayalaxmi Ph: 9769471114; Mrs. Megha Ph. 8424038477
2. EMD to be deposited in Current A/c No.60116604449, Account Name: ARB E-auction, IFSC Code MAHB0001450
3. The intending bidders should make their own independent inquiries regarding the encumbrances, any other dues-statutory or otherwise, title of properties put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. 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.
4. Bidders shall hold a valid email ID (e-mail ID is absolutely necessary for the intending Bidder) as all the relevant information and allotment of ID & password by M/s C1 India Pvt Ltd, Gurgaon may be conveyed through e-mail.
5. 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 / Adhar Card, 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 on or before 08.06.2018, latest by 5.00 pm on the address and contact details as mentioned above. The KYC documents are also to be emailed on bom1450@mahabank.co.in and brmgr1450@mahabank.co.in and also at support@bankeauctions.com
6. 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 16B. The purchaser has to produce the proof of having deposited the income tax into the government account and Form 16B within 15 days of e-auction.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The measurement of properties are approximate and mentioned as per available records. However, bidders are requested to personally verify the area of property at site and also from the records of the Revenue Authorities prior to



participating in e-auction. Bank will not be responsible for any claim in respect of area of property.

8. For inspection and further queries interested parties if they choose to do so may also take inspection of documents from branch at the aforementioned address, with prior appointment only.
9. The e-Auction /bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against property by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor.
10. Earnest Money Deposit (EMD) shall be adjusted in case of highest bidder, otherwise refunded within 7 working days of finalization of sale. The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the auction purchaser will neither be entitled for any interest nor damages.
11. The successful bidder shall have to deposit balance of 25% of the sale price, immediately on acceptance of bid price by the Authorized Officer i.e. on or before 12.06.2018 and the balance of the sale price on or before 15th day of sale i.e. 26.06.2018 or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer. Default in deposit of 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.
12. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt Ltd, Gurgaon prior to the date of e-Auction. Further bidding in last minutes should be avoided in the bidders' own interest. Neither the Authorized Officer/Bank nor M/s. C1 India Pvt Ltd, will 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 event.
13. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, registration charges, fee etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
14. The Authorized Officer /Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason.
15. The Sale Certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).
16. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules formed thereunder.




17. Bid form without EMD or with below EMD amount shall be rejected summarily.

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

19. This publication is also a 30 days notice to the borrowers/mortgagors and guarantors of the above loans under Rule 8(6) of the SARFAESI Act 2002 about the holding of the e-auction sale of the secured assets for recovery in the account of Great India Exports Imports and surplus sale proceeds in the other account of guarantor/mortgagor/s.

Place: Mumbai
Date: 05.05.2018


AUTHORISED OFFICER
Bank of Maharashtra, Asset Recovery Branch

