
 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक</p>	<p>पुणेपूर्वांचलकार्यालय,पुणे PUNE EAST ZONAL OFFICE, PUNE RECOVERY DEPARTMENT 7A/2, 'Janmangal', Hadapsar Industrial Estate Pune-411 013 टेली./TELE: 020-24459184/24514007 ई-मेल/E-mail: cmmarc_per@mahabank.co.in</p>	 <p>एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं</p>
	<p>प्रधानकार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	

Terms & Conditions for E Auction Sale Notice No. AX15/SARFAESI/Sale Notice/2019-20 dated 28/01/2020

SI	Branch & Phone No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the property with known encumbrances	Possession Type	Reserve Price	Last date of bid submission with EMD
							Earnest Money Deposit	
1	Ghorpadi Bazar 020-2684 0701 /0172	M/s. Kashish Foods & Beverages Pvt. Ltd	Mrs Pratiksha R Dharu Mr. Rajkumar F Dharu	Rs.1,27,67,345.82 (Rupees One Crore Twenty Seven Lakh Sixty Seven Thousands Three Hundred Forty Five & Eighty Two Paise only) as on 28/01/2018 plus Interest @ 9.60% p.a. with monthly rests and other expenses thereon from 28/01/2018.	Lot No 1 Residential Flat bearing Nos. 103 & 104 Admeasuring carpet area 219.92 Sq. mt. on 1 st Floor, Building No "A", " Nancy Lake Homes", Survey No.8, Hissa No. 1+2/1 to 65, Opp Bharti Vidyapeeth Main Gate, Katraj, Taluka Haveli, Dist Pune,	Symbolic (obtained DM Order for physical possession)	Rs.1,97,67,600.00	26/02/2020
							Rs.19,76,760.00	
2	Ghorpadi Bazar 020-2684 0701 /0172	Mr. Bhaskar S Devare Mrs. Ratna B Devare	NA	Rs.9,66,041.00 (Rupees Nine Lakh Sixty Six Thousand Forty One only) as on 30/11/2017 plus Interest @ 9.60 % p.a. with monthly rests and other expenses thereon from 30/11/2017.	Lot No 2 Residential Flat bearing No.304 admeasuring built-up area 56.77 Sq. mt. on 3rd Floor, A Wing, Yashraj Green Castle, Kale Padal, Survey No. 35, Hissa No. 4/1 at Hadapsar, Tal- Haveli, Dist.- Pune.	Symbolic (obtained DM Order for physical possession)	Rs.27,97,200.00	26/02/2020
							Rs.2,79,720.00	

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3	Ghorpadi Bazar 020-2684 0701 /0172	Mr Narendra A Vakkani Mr Vipul N Vakkani	NA	Rs.18,89,315.00 (Rupees Eighteen Lakh Eighty Nine Thousand Three Hundred Fifteen Only) as on 30/12/2018 plus Interest @ 9.60 % with monthly rests and other expenses thereon from 30/12/2018	Lot No. 3 Residential Flat bearing No.3 admeasuring 83.55 Sq. mt. including attached terrace on 1 st Floor, Kawade Patil Corner, Above Bank of Maharashtra, B T Kawade branch, Survey No. 53, Hissa No. 1A, CTS No. 466/A and 467/A at Village Ghorpadi, Tal- Haveli, Dist.- Pune.	Symbolic (obtained DM Order for physical possession)	Rs.34,69,950.00	26/02/2020
							Rs.3,46,995.00	
4	Ghorpadi Bazar 020-2684 0701 /0172	Mr Vipul N Vakkani Mrs Kajal V Vakkani	NA	Rs.23,57,012.00 (Rupees Twenty Three Lakh Fifty Seven Thousand Twelve only) as on 30/12/2018 plus Interest @ 9.60 % p.a. with monthly rests and other expenses thereon from 30/12/2018	Lot No 4 Residential Flat bearing No.10, admeasuring 91.63 Sq mt including attached terrace on 4 th Floor, Kawade Patil Corner, Above Bank of Maharashtra, B T Kawade road branch, Survey No. 53, Hissa No 1A, CTS No. 466/A and 467/A at Village Ghorpadi, Tal Haveli, Dist.- Pune.	Symbolic (obtained DM Order for physical possession)	Rs 38,05,560.00	26/02/2020
							Rs 3,80,556.00	
5	Ghorpadi Bazar 020-2684 0701 /0172	M/s. Pushkar Tours and Travels Prop Mr. Pravin Arun Kawade	Mr. Prashant A Kawade Mrs. Mougul A Kawade	Rs.24,59,990.00 (Rupees Twenty Four Lakh Fifty Nine Thousand Nine Hundred Ninety only) as on 01/05/2014 plus Interest @ 9.60 % p.a. with monthly rests and other expenses thereon from 01/05/2014.	Lot No 5 Commercial Office premises bearing No.3 admeasuring built-up area 24.62 Sq. mt. on 1 st Floor, A Building, Media Park, B T Kawade Road, Survey No. 66B, Hissa No. 2, CTS No.701 to 713 at Village Ghorpadi, Tal Haveli, Dist.- Pune.	Symbolic (obtained DM Order for physical possession)	Rs.19,66,950.00	26/02/2020
							Rs.1,96,695.00	
					Lot No 6 Commercial Shop Nos. 4 and 5 admeasuring built-up area 66.91 Sq. Mt. Ground Floor, Sai Sulochana Apartment, B	Symbolic (obtained DM Order for	Rs.51,84,000.00	

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					G Shirke Road, Survey No.50, Hissa No. 2/1/1 at Village Ghorpadi, Tal Haveli, Dist.-Pune.	physical possession)	Rs.5,18,400.00	
6	B T Kawade Road 020-2681 0525	M/s. 3'S Café Prop Mr. Sameer Agnes Gomes	NA	Rs.15,18,434.00 (Rupees Fifteen Lakh Eighteen Thousand Four Hundred Thirty Four only) as on 29/07/2014 plus Interest @ 9.60% p.a. with monthly rests and other expenses thereon from 29/07/2014.	Lot No.7 Residential Flat bearing No.14 admeasuring built-up 40.70 Sq. mt. on 1 st Floor, A Building, Sai Amar, Tukaram Tupe Nagar, Survey No.94, Hissa No.3A/1B/102 at Village Manjiri BK, Tal Haveli, Dist.-Pune.	Symbolic (obtained DM Order for physical possession)	Rs.17,34,300.00 Rs.1,73,430.00	26/02/2020
7	B T Kawade Road 020-2681 0525	M/s. Sahyadri Veet Karakhana Prop. Mr. Waman Ramchandra Parage	Mrs. Monali Waman Parge	Rs.1,22,42,579.00 (Rupees One Crore Twenty Two Lakh Forty Two Thousand Five Hundred Seventy Nine only) as on 05/10/2015 plus Interest @ 9.60% p.a. with monthly rests and other expenses thereon from 05/10/2015.	Lot No 8 Residential Flat bearing No.801 admeasuring built-up area 92.37 Sq. mt. 8 th Floor, A Building, Vivaan Co-Operative Hsg. Society Ltd, Survey No.37, Hissa No. 39, Plot No. A at Village Kondhwa Khurd, Tal Haveli, Dist.-Pune.	Symbolic (obtained DM Order for physical possession)	Rs.49,19,850.00 Rs.4,91,985.00	26/02/2020
					Lot No 9 Residential Flat bearing No.803 admeasuring built-up area 92.37 Sq. mt. 8 th Floor, A Building, Vivaan Co-Operative Hsg. Society Ltd, Survey No.37, Hissa No. 39, Plot No. A at Village Kondhwa Khurd, Tal Haveli, Dist.-Pune.	Symbolic (obtained DM Order for physical possession)	Rs.49,19,850.00 Rs.4,91,985.00	
8	Hadapsar I E 020-2687 2006	Mr Vidyadhar Dattatray Bhosale	NA	Rs.13,22,879.00 (Rupees Thirteen Lakh Twenty Two Thousand Eight Hundred Seventy Nine Only) as on 30/05/2015 plus Interest @ 9.60% p.a. with monthly rests and other expenses thereon from 30/05/2015.	Lot No 10 Residential Building bearing Milkat No.840, Ward No 5, CTS No 593, Near Bhairvanath Mandir, Off Manjiri Road, Gaothan, Manjiri Budruk, Tal Haveli, Dist.-Pune.	Symbolic (obtained DM Order for physical possession)	Rs.81,09,000.00 Rs.8,10,900.00	26/02/2020

Annexure- B

- 1) E-auction is being held on “**AS IS WHERE IS**” and “**AS IS WHAT IS BASIS**” and will be conducted “On Line”. The auction will be conducted through the Bank’s approved service provider M/s. e-Procurement Technologies Ltd- Auction Tiger A-201, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ahmedabad-380006, Gujrat, India. : Contact Person; **Mr. Tilak Maratha**, Mobile No.9067799646 , Mr. Vijay Shetty Mobile No. 9619120214, Contact No. 079-40230823 /821/ 831/ 824/ 817/ 818/ 819/ 820. E-Mail ID Tilak@auctiontiger.net, Vijay.Shetty@auctiontiger.net, Maharashtra@auctiontiger.net at the web portal <https://bom.auctiontiger.net>. E-auction Tender Document containing e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites:
 - a. <https://bom.auctiontiger.net>.
 - b. <https://www.bankofmaharashtra.in/>
- 2) The auction sale will be `Online E-Auction/Bidding through website <https://bom.auctiontiger.net> on 29/02/2020 for mentioned property from 3.00 pm to 4.00 pm with unlimited extensions of 5 minutes duration each. Bidders shall improve their offers in multiple of Rs.10,000.00 (Rupees Ten Thousand Only) during online bidding for property/ies.
- 3) Registration of Bidders is essential with <https://bom.auctiontiger.net> Bidders to upload requisite KYC documents.
- 4) Bidders are advised to go through the website <https://bom.auctiontiger.net> & <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.
- 5) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 6) 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.
- 7) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 8) 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.
- 9) Prospective bidders may avail online training from website: <https://bom.auctiontiger.net>.

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- 10) 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.

- 11) The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses on 24/02/2020 & 25/02/2020 between 11.00 am to 4.00 pm. For prior appointment please contact Mr. P. Venkat, Chief Manager, Mob-7440912965 at Bank of Maharashtra, Pune East Zonal Office, Janmangal Building, 2nd Floor, 7A/2, Hadapsar Industrial Estate, Pune-411 013 on 24/02/2020.
- 12) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of Earnest Money Deposit Account No. **60135258086** with Bank of Maharashtra, Katraj Branch, IFSC code: **MAHB0001413** 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.
- 13) 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 Bank of Maharashtra, Authorised Officer, Pune East Zone so as to reach on or before 26/02/2020.
- 14) 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.
- 15) 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.
- 16) 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.

- 17) 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.
- 18) 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.
- 19) 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.
- 20) 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.
- 21) 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.
- 22) This publication is also thirty days' notice required under Rule 8 of Sub-Rule 6 of Security Interest (Enforcement) Rules 2002 to the above borrower/guarantors.
- 23) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 24) Disputes, if any, shall be within the jurisdiction of Pune Courts only.
- 25) 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: Pune
Date: 28/01/2020

Authorized Officer
Bank of Maharashtra
Pune East Zone