बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भरोसे का बैंक
एक परिवार एक बैंक

दबावग्रस्त आस्ति प्रबंधन शाखा
STRESSED ASSET MANAGEMENT BRANCH
Janmangal, 4th Floor, 45/47,Mumbai Samachar Marg,Fort,Mumbai-400001
जनमंगल, चौथी मंजिल,४५/४७, मुंबई समाचार मार्ग, फोर्ट, मुंबई-४००००१
टेलीफोन/TELE : 022- 22630883
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प्रधान कार्यालय लोकमंगल, 1501, शिवाजीनगर, पुणे5-
Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5

Terms and Conditions for sale of assets of A/c Axis Garments Designer and M/s Sainath Enterprises Pvt Ltd, through online e-auction on 24/05/2019 under SARFAESI Act

Lot No.	Name of Borrower, Guarantor & Amount due	Short description of the immovable property with known encumbrances	Reserve Price / Earnest Money Deposit
1	**Borrower** M/s Axis Garment Designers **Guarantors** **(1)** Mr. Avinash Dagdu Gaikwad **(2)** Mr. Rajendra Dhondu Manjarekar **(3)** Mrs. Rashmi Baiju Gupta: **(4)** Mrs. Revati Rajendra Manjarekar For recovery of **Rs. 8,01,24,484/-** (Rupees Eight Crore One Lac Twenty Four Thousand Four Hundred and Eighty Four only) plus unapplied interest @ 13.75% p.a. (Base rate + 3.50%) with mointhly rest w.e.f. 01.07.2015 plus all costs, charges and expenses or other incidental charges thereof.	All that premises being Gala No. 473/1, 473/2, 472/6, & 472/7 Each admeasuring about (built-up) 2000 sq. ft. i.e. 185.87 sq. meters on Ground Floor at constructed on land bearing Survey No 13, Hissa No. 3, Survey No. 14 at Village Kambe within the limits of Grampanchayat Kambe, Taluka Bhiwandi, District Thane, Sub Division and Sub Registration Office Bhiwandi and Division and District Thane	**Reserve Price** Rs. 50,53,896.00 (Rupees Fifty Lakhs Fifty Three Thousand Eight Hundred Ninety Six Only) **Earnest Money Deposit** Rs. 5,05,400.00 (Rupees Five Lakhs Five Thousand Four Hundred Only)
2	**Borrower** M/s Sainath Enterprises. Pvt. Ltd. **Guarantors** (1) Mr. Digambar A Pingle (2) Mrs. Alka D Pingle	All that piece and parcel of immovable property being Residential Bunglow situated at Sr. No. 7/6/B-1, Plot No. 1 admeasuring 127.535 sq. mt. (approx.) and Plot no. 2, admeasuring	**Reserve Price** Rs. 1,48,41,000 (Rs One Crore Forty Eight Lac Forty One Thousand only)

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Name of Bidder	Signature of Bidder	Date

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Mumbai
BANK OF MAHARASHTRA

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	(3) Mr. Ashok Anandrao Pingle (4) Mr. Balasaheb Anadrao Pingle. For recovery of Rs 9,94,74,740/- (Rs. Nine Crores Ninety Four Lakhs Seventy Four Thousand Seven hundred and Forty Only) plus unapplied interest at 14.25% p.a. upto Rs 20 lakhs and 16.25% above for Rs 20 lakh w.e.f. 18.04.2012 plus all costs, charges and expenses or other incidental charges	100.96 sq meter (approx.) at Mouje Anandvali, Savarkar Nagar, Gangapur Road, Nashik registered in the name of Mr Digambar Anandrao Pingle and Mrs Alka Digambar Pingle nee Chandrika Laxman Handge respectively within the limits of Nashik Municipal Corporation and within registration and sub-registration District of Nashik and bounded as : Plot No 1- East: Plot No 14 & 15, West: 6 Meter Colony Road, South: Plot No 2, North: Survey No. 7/6/B-2 Govt owned plot. Plot No. 2- East: Plot No 145, West: 6 Meter Colony Road, South: Plot No 3, North Plot No. 1	**Earnest Money Deposit** Rs. 14,84,100/- Rs. Fourteen Lac Eighty Four Thousand One Hundred only
3.		Office Premises No. 82, 1st floor, East Street Galleria CHS Ltd, GLR Survey No 390/1709, CTS No. 2421, East Street Camp, Pune 411001 admeasuring about 700 sq.ft. built up.	**Reserve Price** Rs 68,60,000.00 (Rupees Sixty Eight Lac Sixty Thousand only) **Earnest Money Deposit** Rs 6,86,000.00 (Rupees Six Lac Eighty Six Thousand only)

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.

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b. The sale is governed by the Provisions of the Securitisation 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 auction sale will be On-line E-Auction / Bidding through website http://www.bankofmaharashtra.in/propsale.asp, https://www.bankeauctions.com on **24/05/2019** for mentioned property 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. Bidders shall improve their offers in multiple of **Rs. 50,000/- (Fifty Thousand Only)** during online bidding of the property.

3. Registration of Bidders with M/s C1 India Pvt. Ltd. for bidding in e- auction as per the requirement of the Auctioneer Company is essential. For details in this regard, kindly visit website https://www.bankeauctions.com or contact Mr Hareesh Gowda, M/s C1 India Pvt Ltd, Mobile number 9594597555.

4. **Caution to bidders:**

a. Property is sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" after taking Physical /Symbolic possession of the properties.

b. To the best of knowledge and information of the Authorized Officers, there are no encumbrances on the properties, except as mentioned herein. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and 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 Authorized Officer / Secured Creditor shall not be responsible in any way for any third party 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

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

h. The sale for lot number 2 & 3 is subjected to the S.A. 88/2019 filed by Mr. Digambar Anand Pingle at DRT, Mumbai.

5. **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 Mr. Aditya Prakash Ph: 9890055110, Mr Rohit Sahasrabudhe Ph: 7045786088, Mrs. Megha Jaulkar, Ph: 8424038477, Mr. Vivek Chauhan, Ph 9601768090; Miss Nikhita Chaturbhuj Ph: 9987360115Mrs Simmi Kumari, Ph: 7002385710.
   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).

6. **Inspection of Title Deeds:**
   a. Bidders may inspect and verify the title deeds and other documents relating to the property available with the Bank.

7. **Submission of bid forms:**
   a. Bids shall be submitted online only 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

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Bank of Maharashtra Stressed Asset Management Branch Mumbai

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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.

8. Earnest Money Deposit (EMD):

a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT in the Account No. 60325422235, Beneficiary Name: SAM BRANCH E-Auction A/c M/s Axis Garments Designer or M/s Sainath Enterprises Pvt. Ltd.; Bank Name: Bank of Maharashtra, Branch Name: Stress Asset Management Branch, Mumbai, IFSC Code MAHB0001447 or by way of demand draft drawn in favour of Bank of Maharashtra- A/c M/s Axis Garments Designer or M/s Sainath Enterprises Pvt Ltd of the Nationalized Bank, payable at Mumbai. 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.

b. A copy of bid form along with the enclosures submitted online (also mentioning the UTR No. and the account no. through which EMD is remitted or Demand Draft number as applicable) shall be forwarded to the Authorized Officer, Bank of Maharashtra, Stressed Asset Management Branch, Mumbai Zone so as to reach on or before the last date of submission of bid i.e. 07/05/2019.

c. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.

d. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.

e. Bid form without EMD shall be summarily rejected.

f. All details regarding remittance of EMD shall be entered in the bid form.

g. EMD, either in part or in full, is liable for forfeiture in case of default.

9. Bid Multiplier:

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

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