



## **E-AUCTION DOCUMENT**

**FOR**

## **SALE OF BANK's OWNED PROPERTY**

**AT**

15A/52, W.E.A Karol Bagh, New Delhi contained by measurement 4800 square feet built up in entire First & Second Floor (without roof/Terrace rights)

Communication Address

Zonal Office, 15, NBCC Tower, 3<sup>rd</sup> Floor Bhikaji Cama Place, New Delhi 110066

 <p><b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम <b>एक परिवार एक बैंक</b></p> <p>प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.</p>	<p><b>दिल्ली अंचल कार्यालय</b> 15एन बी सी सी टॉवर ,तीसरी मंजिल भीकाजी कामा प्लेस, नई दिल्ली 110066 - <b>DELHI ZONAL OFFICE</b> 15, NBCC TOWERS, 3RD FLOOR BHIKAJI CAMA PLACE, NEW DELHI – 110066</p>	 <p><b>भारत की जनगणना</b> <b>CENSUS OF INDIA</b> <b>2021</b> जनगणना से जन कल्याण</p>
<p><b>फोन PHONE 26197769/26164817 (011)</b></p>		
<p><b>प्रधान कार्यालय:</b> लोकमंगल, 1501, शिवाजीनगर, पुणे-411005 <b>Head Office:</b> LOKMANGAL,1501,SHIVAJINAGAR,PUNE-411005</p>		

### **E-Auction Sale Notice for Bank's owned commercial property**

General Public is invited to bid for the sale of our commercial immovable property as per the details given here under.

#### **SCHEDULE OF THE ASSETS**

Sr No	Owner of the Property	Lot No	Description of Property	EMD	Reserve Price
1	Bank of Maharashtra , Delhi Zonal office, 3 <sup>rd</sup> Floor , 15 NBCC Tower, Bhikaji Cama Place, New Delhi - 110066	1	Built-up Entire First Floor (without Roof/ Terrace Rights), with Total Covered Area (approx.) 222.97 Sq. Mtrs. i.e. 2400.00 Sq. Ft. on Land Area-222.97 Sq. Mtrs. i.e. 266.67 Sq. Yds., Built on Plot No.-52 in Block No.-15-A (15-A/52), Out of Khasra No.-1670/1147, Situated at Karol Bagh, New Delhi-110 005. (The property has been booked by MCD under unauthorized construction in the year 2004-05.)	Rs. 27,31,000	Rs. 2,73,04,250/-
2	Bank of Maharashtra , Delhi Zonal office, 3 <sup>rd</sup> Floor , 15 NBCC Tower, Bhikaji Cama Place, New Delhi - 110066	2	Built-up Entire Second Floor (without Roof/ Terrace Rights), with Total Covered Area (approx.) 222.97 Sq. Mtrs. i.e. 2400 Sq. Ft. on Land Area-222.97 Sq. Mtrs. i.e. 266.67 Sq. Yds., Built on Plot No.-52 in Block No.-15-A (15-A/52), Out of Khasra No.-1670/1147, Situated at Karol Bagh, New Delhi-110 005. (The property has been booked by MCD under unauthorized construction in the year 2004-05.)	Rs. 27,31,000	Rs. 2,73,04,250
				Date of E Auction	19.01.2021
			Bidders have the option to purchase the said property floor wise separately or combined of 02 floors	Time of E Auction on that Date	11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each

Interested parties may inspect the property as mentioned above. For further details/complete terms and conditions, please visit the website <https://www.bankofmaharashtra.in> and/or contact on Mr. Vaibhav Pandey Mobile: 8770541781/ 9891977369) or E-mail: [premises\\_del@mahabank.co.in](mailto:premises_del@mahabank.co.in).

Any corrigendum/ Extension of date/ clarification (if any) in respect of the above said auction shall be released only at our website which may be visited regularly by the intending bidders.

Bank reserves the right to reject any or all the bids.

Date: 28.12.2020

Place: New Delhi

Dy. Zonal Manager, Delhi Zone

## TERMS AND CONDITIONS OF E-AUCTION

1. The property is being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
2. The particulars of assets specified in the schedule hereinabove stated to the best of the information of the bank but the bank shall not be answerable for any error, misstatement or omission in this proclamation.
3. The asset will not be sold below the reserve price.
4. The auction sale will be RFP process. Interested parties may download application form from our website: [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) on the date and time above mentioned.
5. The auction sale will be On-line E-Auction / Bidding through website <https://www.mstcecommerce.com> on 19.01.2021 for mentioned property between 11 a.m. to 01 p.m., with unlimited extension of 10 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of Rs. 10,00,000/- (Rs. Ten Lacs Only during online bidding of the property).
6. Platform (<https://www.mstccoomerce.com>) for e-auction will be provided by e auction service provider M/s MSTC Limited having its Registered office as at 225-C, A.J.C Bose Road, Kolkatta-700020(contact Phone & Toll Free Numbers 079-41072412/411/413 or 1800-103-5342). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website <https://www.mstcecommerce.com>. This Service Provide will also provide online demonstration/training on e-Auction on the portal.
7. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction etc from bank's website.
8. Last date for on -Line Bid submission of KYC documents with EMD amount by the Bidder for the properties is Upto 5.00 p.m. on 15.01.2021
9. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
10. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
11. 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.
12. 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.
13. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://www.mstcecommerce.com/>). Details of which are available on the e-auction portal.
14. After finalization of e-auction by the Authorised 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).
15. The secured asset will not be sold below reserve price.
16. 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 30 days from the date of auction through RTGS/NEFT in the Account No. 60037656815, IFSC Code. MAHB0000392, South Exten. Branch, Bank of Maharashtra  
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 Authorised 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. Criteria

17. To the best of knowledge and information of the Authorised Officers, the property has been booked by MCD under unauthorized construction in the year 2004-05. However, the intending bidders should also 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 Authorised Officer / Secured Creditor shall not be responsible in any way for any claims / rights / dues.
18. 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.
19. 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.
20. 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.
21. 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).
22. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.
23. TDS is to be deducted by the purchaser as per tax rules.

Date:

Place: New Delhi

Dy. Zonal Manager