

 <b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> <small>निवृत्त बचत का उद्योग</small> <b>एक परिवार एक बैंक</b>	<b>पुणे शहर अंचल कार्यालय</b> <b>PUNE CITY ZONAL OFFICE</b> 1183/ए, यशोमंगल, एफ सी रोड, शिवाजीनगर, पुणे-5 1183/A 'Yashomangal' F C Road, Shivajinagar, Pune - 5 टेलीफोन/TELE : फोन 020 - 25573402/3303 फैक्स/FAX 25510812-020	 एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं
	<b>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5</b> <b>Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</b>	

## Terms &amp; Conditions for E Auction Sale Notice

Sr. No	Borrowers/Guarantors/ Name and Address:	Prop lot no & Branch	Description of Property	Reserve Price		Earnest Money Deposit	
				Price			
1	<b>Borrower:</b> M/s S.M. Enterprises 28, Mumbai Pune Road, Bopodi, Pune 411003 <b>Partner &amp; Guarantor:</b> 1) Mr. Kunal Satish Sethia, 2) Mr. Satish J Sethia all R/at 28, Mumbai Pune Road, Bopodi, Pune 411003 and 3) Mrs. Padmavati J Sethia (deceased their LR a) Santosh J Sethia, b) Manoj J Sethia, c) Pratibha U Khimysara, d) Smt Madhubala P Sethia,	1- Erandawana Branch  020-25660117/ 25671374/ 9833666838	All that piece and parcel of land bearing S.No.173 Hissa No.1B area admeasuring 00H 57R out of which 00H 31.57R situated at Village Akurdi, Tal Haveli Dist Pune Bounded as	Rs.770.00 lakh	Rs.77.00 lakh	Rs.50,000/ Increment	
				Physical possession			
				Date of E-Auction	26/04/2019	Time of e-auction: 11.00am to 12.00 noon unlimited extension of 5 minutes each	
				Out Standing Amount: Rs.5,30,90,036/- (Five Crore Thirty Lakh Ninety Thousand and Thirty Six Only) plus future interest thereon as applicable w.e.f. 30/12/2016.			
2	<b>Borrower:</b> M/s Pragati Packaging Industries prop Mr. Vincent Simon Lobo, at Gat No.21 Mouje Talawade, Tal Haveli Dist Pune.  <b>Guarantor:</b> 1) Mrs. Ruth Vincent Lobo, 2) Merry Simon Lobo, 3) Mr. Christopher Simon Lobo, 4) Mr. Elizabeth Simon Lobo, 5) Mrs. Onlinda Simon Lobo all R/at Apartment at S. No.137, Hissa No.3A opposite Gurudeara Walhekarwadi, Chinchwad, Pune 411033.	2- Pimpari Branch  020-27475386/ 9969036535	All that piece and parcel of land bungalow property bearing S. No.137, Hissa No.3/a, admeasuring area of plot 3250 Sq ft in walhekarwad, Chinchwad, Pune 411033.	Rs.84.85 lakh	Rs.8.49 lakh	Rs.50,000s/ Increment	
				Symbolic possession			
				Date of E-Auction	26/04/2019	Time of e-auction: 1.00pm to 2.00pm unlimited extension of 5 minutes each	
				Rs.360.18 lakh (Three Crore Sixty Lakh Eighteen Thousand Only) plus future interest thereon as applicable 01/06/2016			
		3- Pimpari Branch  020-27475386/ 9969036535	All that piece and parcel land and ground in Industrial zone, land and building at plot admeasuring 12620 Sq ft) at eastern side out of total land admeasuring 01H 39 Aars bearing Gat No.21, Mouje Talawade Tal Haveli Dist Pune	Rs.84.17 lakh	Rs.8.42 lakh	Rs.50,000s/ Increment	
				Symbolic possession			
				Date of E-Auction	26/04/2019	Time of e-auction: 1.00pm to 2.00pm unlimited extension of 5 minutes each	





## ANNEXURE - B

3	<p><b>Borrower:</b> M/s. Chaitanya Enterprises, Propr. Mrs. Apama Mahesh Nighot, at MIG- 28/658, Neeljyoti Co-op Society, Senapati Bapat Road, Pune 411016</p> <p>Also at 87, Shivaji Housing Society, Senapati Bapat Road, Pune 411016</p> <p><b>Guarantor:</b> 1) Mr. Mahesh Pandurang Nighot R/at 87, Shivaji Housing Society, Senapati Bapat Road, Pune 411016. 2) Mr. Ravindra Babanrao Zodge (Bhujbal), S no. 44/A, Magarpatla City Road, Mundhwa, Pune-411036</p>	4-	<p>All that piece and parcel of the Commercial Shop No."G" on Ground Floor in the Building known as "Krishna Chambers", built up area adm 18.95 Sq mtrs i.e. 204 Sq Ft and Basement store area 75.28 Sq mtrs i.e. 810 Sq ft approx. built up (including proportional common area for stair case, lift, passages, land etc) in the building constructed at S. No. 148/1A/2A/2, 148/1A/2B, at Pashan Sus Road, Pashan Pune 411021</p>	Rs.85.00 lakh	Rs.8.50 lakh
		<p>Pimpri Branch</p> <p>020-27475386/9969036535</p>		<p>Bid Increment</p> <p>Rs.20,000s/</p> <p>Symbolic possession</p> <p>Date of E-Auction</p> <p>26/04/2019</p> <p>Time of e-auction: 1.00pm to 2.00pm unlimited extension of 5 minutes each</p>	
4	<p><b>Borrower:</b> M/s J D Brothers, at 153/A Budhwar Peth, Appa Bahwant Chowk, Pune 411002</p> <p><b>Partner:</b> 1) Omprakash Jaynarayan Jethale . 2) Hemant Jaynarayan Jethale.3) Nandkishor Jaynarayan Jethale.4) Amol Hemant Jethale All R/s at Plot No.12 Siddhivinayak Housing Society Kothrud, Pune 411038. 5) Amit Hemant Jethale, 6) Rohit Nandkishor Jethale, 7) Ram Omprakash Jethale R/at 701, Sadashiv Peth, Pune 411030.</p> <p><b>Guarantor:</b> 1) Sham Dhondiram Jethale. 2) Champabai Jaynarayan Jethale R/at Plot No.12, Siddhivinayak Housing Society Kothrud, Pune 411038</p>	5-	<p>All that piece and parcel of residential Flat No.658, in Building no MIG-28, on Ground Floor carpet area of each tenements is 249 i.e. 23.18 Sq Mtrs Built area admeasuring 852 Sq ft i.e. 79.18 Sq mtrs, situated at survey no. 97 CTS no 3016, Niljyoti Housing society, MIG Mahada Colony, Janwadi Gokhale Nagar, Pune.</p>	Rs.52.00 lakh	Rs.5.20 lakh
		<p>Pimpri Branch</p> <p>020-27475386/9969036535</p>		<p>Bid Increment</p> <p>Rs.20,000s/</p> <p>Symbolic possession</p> <p>Date of E-Auction</p> <p>26/04/2019</p> <p>Time of e-auction: 1.00pm to 2.00pm unlimited extension of 5 minutes each</p>	
Rs.4,77,97,611.08- (Four Crore Seventy Seven Lakh Ninety Seven Thousand Six Hundred Eleven and eight paise) plus future interest thereon as applicable 18/06/2013					
4	<p><b>Borrower:</b> M/s J D Brothers, at 153/A Budhwar Peth, Appa Bahwant Chowk, Pune 411002</p> <p><b>Partner:</b> 1) Omprakash Jaynarayan Jethale . 2) Hemant Jaynarayan Jethale.3) Nandkishor Jaynarayan Jethale.4) Amol Hemant Jethale All R/s at Plot No.12 Siddhivinayak Housing Society Kothrud, Pune 411038. 5) Amit Hemant Jethale, 6) Rohit Nandkishor Jethale, 7) Ram Omprakash Jethale R/at 701, Sadashiv Peth, Pune 411030.</p> <p><b>Guarantor:</b> 1) Sham Dhondiram Jethale. 2) Champabai Jaynarayan Jethale R/at Plot No.12, Siddhivinayak Housing Society Kothrud, Pune 411038</p>	6 -	<p>Row House No.E6/5 Ground + 1 upper floor Building Sun Empire at Survey No. 7/1B/1, 7/1B/2, 7/1B/3, 7/1B/4, 9/8/2, 9, 24, 9/25/A, 9/25B, 9/26, 9/33A, 9/33B, 9/5+6+7/2, 9/5+6+7/3, and 9/24, Vadgaon Bk Tal Haveli Dist Pune Built area 950 Sq ft.</p>	Rs.99.75 lakh	Rs.9.98 lakh
		<p>Bajirao Road Branch</p> <p>020-24456969/9827763193</p>		<p>Bid Increment</p> <p>Rs.50,000s/</p> <p>Symbolic possession</p> <p>Date of E-Auction</p> <p>26/04/2019</p> <p>Time of e-auction: 1.00pm to 2.00pm unlimited extension of 5 minutes each</p>	
Rs.4,87,77,894 (Four Crore Eighty Seven Lakh Seventy Seven Thousand Eight Hundred Ninety Four) plus future interest thereon as applicable w.e.f. 13/08/2018					
5	<p><b>Borrower:</b> Abhinav Engineering works Prop. Avinash Girish Pathak S. NO.44/21, Village Narhe,</p>	7-	<p>Flat No.402, adm. 1107 Sq ft (including terrace of 79 Sq ft) fourth floor 'Pinnacle Cottage Close Apartment Co-op HSG</p>	Rs.60.00 lakh	Rs.6.00 lakh
		<p>Navi Peth Branch</p>		<p>Bid Increment</p> <p>Rs.20,000s/</p> <p>Physical possession</p>	





## ANNEXURE - B

Taluka Haveli Dist Pune 411041.	020- 24539140/ 24532430/ 8208820628	society, 'Wing A, at S. No. 56 Hissa No.5/C Near Abhiruchi Mall Opp Sinhgad Road Vadgaon Bk Tal Haveli Dist Pune	Date of E- Auction	26/04/2019
Guarantor: 1) Mrs. Asmita Avinash Pathak 'Anant Plot NO.16, Giridarshan Society Near Sakal Nagar Baner Road Pune 411007.  2) Mr. Anil Pandharinath Kulkarni Bldg No.16 Flat No.04 Shantiban Society Kothrud, Pune.			Time of e-auction: 1.00pm to 2.00pm unlimited extension of 5 minutes each	
Rs.1,07,66,416/- (One Crore Seven Lakh Sixty Six Thousand Four Hundred Sixteen Only) plus future interest thereon as applicable w.e.f. 17/05/2015				

Date & Time for submission of request letter of participation /KYC Documents / Proof of EMD etc. up to 25/04/2019.  
The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses on 10/04/2019 & 11/04/2019 during office hours and with prior appointment.

The auction sale will be 'On line E-Auction/Bidding through website <https://www.bankeauctions.com> on 26/04/2019 for above Properties at given time with unlimited extensions of 5 minutes duration each. Bidders shall improve their offers in multiple of as given above during online bidding for property/ies.

- 1) Bidders are advised to go through the website [www.bankofmaharashtra.co.in](http://www.bankofmaharashtra.co.in) and e-auction website <https://www.bankeauctions.com> for detailed terms and conditions of auction sale before submitting their bids and taking part in the E- auction sale proceedings.
- 2) Registration of Bidders with Auctioneer Company M/s.C1 India Pvt. Ltd Mr. Hareesh Gowda , e-mail [support@bankeauctions.com](mailto:support@bankeauctions.com), [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com) Mobile No.9594597555, Helpline no. +91-120-4888888 at the web portal [www.bankeauctions.com](http://www.bankeauctions.com) for bidding in e- auction as per the requirement of the Auctioneer Company is essential.
- 3) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 4) 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.
- 5) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 6) 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.
- 7) Prospective bidder may avail online training from M/s.C1 India Pvt. Ltd Mr. Hareesh Gowda , e-mail [support@bankeauctions.com](mailto:support@bankeauctions.com), [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com) Mobile No.9594597555, Helpline no. +91-120-4888888
- 8) E-Auction is being held on "AS IS WHERE IS, "AS IS WHAT IS", AND "WHATEVER THERE IS" basis" after taking PHYSICAL possession of the property. Further, after taking symbolic possession of property. 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/ Cooperative 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.

- 9) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of Authorised Officer, Bank of Maharashtra, Pune City Zone **Current Account No. 60116202193** with Bank of Maharashtra, **Corporate Finance Branch, and Pune IFSC code: MAHB0000941** 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/unsuccesful bidders the EMD will be refunded without interest through RTGS/NEFT to the account from which it is received.
- 10) 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 the Branch Manager, Bank of Maharashtra, above mention Branch /Authorised Officer Bank of Maharashtra, Pune City Zone, Yashomangal Bldg, 3<sup>rd</sup> floor, F.C Road, Shivajinagar, Pune 411 005, so as to reach on or before **25/04/2019**.
- 11) 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.
- 12) 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 Authorised Officer.
- 13) 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 09 above. *The balance of the bid amount shall have to be deposited on or before the fifteenth day of confirmation of Sale.*
- 14) 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.
- 15) 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.
- 16) It shall be the responsibility of the successful bidder to remit the TDS @1% as applicable u/s194 1-A of IT Act if the aggregate of the sums credited or paid for such consideration is Rs.50.00 lakh or above. 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.
- 17) 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.


- 18) 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.
- 19) Bid form without EMD or with below EMD amount shall be rejected summarily
- 20) 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.
- 21) This publication is also thirty days' notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors/mortgagors or this publication is also fifteen days' notice as required under the said Act for subsequent auction under SARFAESI.
- 22) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 23) Disputes, if any, shall be within the jurisdiction of Pune Courts only.
- 24) 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.
- 25) This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises

**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).

Date:03/04/2019  
Place: Pune



  
(Praveen Muley)  
Authorised Officer  
ARC, Pune City Zone.

