बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

Zonal Office:15 NBCC Tower, 3rd floor, Bhikaji Cama Place, New Delhi-110066,
Phone: 011-26164817/26197769; Telefax:26171554, Email id : recovery_del@mahabank.co.in

PUBLIC NOTICE FOR SALE OF ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI Act)

In exercise of powers conferred under SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s) / mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that online bids are invited by the undersigned for purchase of the properties listed below.

S.No.	NAME OF BORROWERS & GUARANTORS	LOT No.	DESCRIPTION OF PROPERTY	EMD	Reserve Price
1.	1) M/s. Love Gems and Jewels Pvt. Ltd. 2) Mr. Vikas Verma 3) Mr. Suraj Prakash 4) M/s Jesus Buildwell Pvt. Ltd.	1.	The property is commercial space on first floor bearing Pvt No. 1 & 10 in basement plus ground plus three storey building built on a freehold plot measuring 139.61 sq m. Pvt No. 1 & 10, Mpl No. 2728, first floor, Plot no. 25 Ward No. XVI , Gali No. 23-24 , Block -P, Naiwala Estate, Beadonapura, Karol Bagh, New Delhi-110005 in the name of M/s Jesus BuildwellPvt Ltd. **Note: We also like to point out that said property is booked by MCD under unauthorised consrtruction in year 2012, and therefore valuer was not able to inspect the properties from inside. The Auction Purchaser should bear the charges of MCD in addition to the sale price.**	Rs. 4.27 lakhs This property is in our Physical Possession **Date of E Auction:** **Time of E Auction on that:**	Rs. 42.61 lakhs **08.10.2021** 11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each
Outstanding Amount (In Rs)- Rs. 4,73,45,666/- (Rupees Four Crore Seventy Three Lakh Forty Five Thousand Six Hundred Sixty Six Only) PLUS further interest thereon w.e.f. 06.01.2015 less recovery if any after 06.01.2015					
2.	1) M/s Boss Optical Prop. Shri Md. Azim 4574/15, II Floor, Ansari Road, Darya Ganj, New Delhi 110002, Also at: M/s. Boss Optical 1246, Katra Mirza Hussain Beg, Farash Khana, Delhi-110006 2) Mr. Azim Ahmed 2367, Second Floor, Gali Nawab Wali, Tilak Bazar, Delhi 110006	2.	Equitable mortgage of Built up three storey property bearing no. VII/1246, situated in the Abadi of Kucha Mirja Hussain, Farash Khana , Delhi admeasuring 58 Sq. yards in the name of Mr. Azim Ahmed **(This property is under Physical Possession of DRT Delhi)**	Rs 5.68 lakhs This property is under Physical Possession of DRT Delhi. Possession will be handed over top successful bidder through DRT. **Date of E Auction:** **Time of E Auction on that:**	Rs.56.74 lakhs **08.10.2021** 11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each
Outstanding Amount (In Rs.)- Rs. 2,31,25,023/- (Rupees Two Crore Thirty One Lakhs Twenty Five Thousand Twenty Three Only) PLUS further interest thereon w.e.f. 26.02.2015 less recovery if any after 26.02.2015.					
3.	1) M/s. Beenas Gems International 2) Mrs. Beena Dhingra 3) Mr. Dhruv Dhingra	3.	Commercial unit No. S-3, Second Floor, Cross River Mall, Situated on Plot bearing No. 9B and 9C, at Central Busines as District, Shahdara, Delhi - 110092, admeasuring 382.48 Sq. Feet in the name of Mrs. Beena Dhingra W/o Mr. Subhash Dhingra.	Rs.2.30 lakhs This property is in our Physical Possession **Date of E Auction:** **Time of E Auction on that:**	Rs.22.95 lakhs **08.10.2021** 11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each
Outstanding Amount (In Rs.)- Rs. 4,99,49,140.57/- (Rupees Four Crore Ninety Nine Lakh Fourty Nine Thousand One Hundred Fourty and Fifty Seven Paisa Only) PLUS further interest thereon w.e.f. 01.10.2016 less recovery if any after 18.10.2016.					
4.	M/s Agarwal Industries (Sh. Premchand Agarwal), Opp. Bharat Gas Godown, Kadipur Industrial area, Pataudi Road, Gurgaon-122001	4.	Vacant Plot beareing Mustkil No. 172, Kila No. 24, Uttam Nagar, Rewari measuring 309 sqr. yards	Rs. 4.18 Lakh This property is in our Physical Possession **Date of E Auction:** **Time of E Auction on that:**	Rs. 41.72 Lakh **08.10.2021** 11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each
		5.	Vacant Residential land situated being and laying part of Khewat No. 1448, Khatauni No. 1715, Mustakil No. 111, Kila No. 14/1, Rewari, Haryana in the name of Mr. Prem Chand S/o Mr. Firdhari Lal admeasuring 605 sqr. yards + 605 sqr. yards	Rs. 13.77 Lakh This property is in our Physical Possession **Date of E Auction:** **Time of E Auction on that:**	Rs. 137.70 Lakh **25.10.2021** 11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each
Outstanding Amount (In Rs)- Rs. 4,84,64,045/- (Rupees Four Crore Eighty Four Lakhs Sixty Four Thousand Forty Five Only) PLUS further interest thereon w.e.f. 01.07.2015 less recovery if any after 01.07.2015.					
5.	Nanda Devi W/o Sh. Mahesh Chander Sharma, R/o 3799, Sarai Phoos, Tis Hazari, Delhi-110054	6.	Ground Floor, HIG Flat No. G-3, Ground Floor (Back Side) in building over Plot No. B-2/15, DLF Ankur Vihar, Gram/ Pargana, Loni, Tehsil, Ghaziabad, U.P. **(This property is under Physical Possession of DRT Delhi)**	Rs.1.28 lakhs This property is under Physical Possession of DRT Delhi. Possession will be handed over top successful bidder through DRT. **Date of E Auction:** **Time of E Auction on that:**	Rs..12.75 lakhs **25.10.2021** 11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each
Outstanding Amount (In Rs.)-Rs. 14,72,966/- (Rupees Fourteen Lakhs Seventy Two Thousand Nine Hundred and Sixty Six Only) PLUS further interest thereon w.e.f. 17.09.2010 less recovery if any after 17.09.2010.					
Branch Office: (For Lot No. 1 to 6) Bank Of Maharashtra, Asset Recovery Branch, Karol Bagh, New Delhi. Ph- 011-28753728; Email: bom1933@mahabank.co.in; brmgr1933@mahabank.co.in Authorized Officer- Shri Ranjita Singh; Phone : 8180071034					
6.	(1) M/s Maa Vaishnavi Trading Co. (Prop. Mr. Keshab S/o Sh. Shiv Nandan House No. 3126/55M, Hanuman Chowk The & Dist. Rewari Haryana 123401, (2) Mr. Keshav S/o Sh. Shiv Nandan House No. 3126/55M, Hanuman Chowk The & Dist. Rewari Haryana 123401,(3) Mr. Shiv Nandan S/o Sh. Ram Phal House No. 3126/55M, Hanuman Chowk The & Dist. Rewari Haryana 123401	7.	Shop at Gali No. 1, Hanuman Chowk, Rewari Mustil No. 185, Killa No. 16/2/1 (0-18) & 25/1/2 (0-5), admeasuring 35 sqr. yards	Rs. 0.85 Lakh This property is in our Physical Possession **Date of E Auction:** **Time of E Auction on that:**	Rs. 8.50 Lakh **08.10.2021** 11.00 AM to 01.00 PM (IST) unlimited extension of 10 minutes each
Outstanding Amount (In Rs.)-Rs. 9,14,841/- (Rupees Nine Lakhs Fourteen Thousand Eight hundred and Forty One only) PLUS further interest thereon w.e.f. 02.12.2019 less recovery if any after 02.12.2019.					
Branch Office: (For Lot No. 7 Bank Of Maharashtra, Rewari Branch, Rewari Haryana. Email: bom1735@mahabank.co.in; brmgr1735@mahabank.co.in Authorized Officer- Shri Sujit Kumar; Phone : 9890835460					

SALE IS SUBJECT STRICTLY TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and is on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

1. Nature and Object of Online Sale:

a. The sale is governed by the Provisions of the Securitization 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 for Lot No. 1, 2, 3, 4 and 7 will be On-line E-Auction / Bidding through website https://www.mstcecommerce.com on 08.10.2021 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 10 minutes. The auction sale for Lot No. 5 and Lot No. 6will be On-line E-Auction / Bidding through website https://www.mstcecommerce.com on 25.10.2021 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 10 minutes. Bidders shall improve their offers in multiple of Rs. 10000/- (Rs. Ten Thousand Only during online bidding of the property.

3. Last date for on -Line Bid submission of KYC documents with EMD amount by the Bidder for the properties at Lot No 1,2,3,4 and 7 is Upto 5.00 p.m. on 06.10.2021.Last date for on -Line Bid submission of KYC documents with EMD amount by the Bidder for the properties at Lot No 5 and Lot No. 6 is Upto 5.00 p.m. on 22.10.2021.

4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray-IBAPI portal (https://www.ibapi.in).

5. The intending Bidders / Purchasers are requested to register on portal (https: wwwmstcauction.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.

6. 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.

7. 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 (>=EMD amount) at the time of bidding.

8. 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.

9. 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.

10. 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).

11. The secured asset will not be sold below reserve price.

12. 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 15 days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: **"Authorized Officer SARFAESI ACT EMD"** Account No. **60121785733** Branch name: **South Extension Branch** IFSC Code **MAHB0000392**. 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.

13. Caution to bidders:

a. Property is sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" basis after taking Physical/ Symbolic possession of the properties.

b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. 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 Authorised Officer / Secured Creditor shall not be responsible in any way for any 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 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 details 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. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

14) The bidders are advised to go through the detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/propsale.asp', provided in the Bank's website and also on E-bikray portal https://ibapi.in & http://www.bankofmaharashtra.in/propsale.asp

Date: 21.09.2021, Place: New Delhi

Authorized Officer: Bank of Maharashtra