
 <p><b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम <i>एक परिवार एक बैंक</i></p>	<p><b>STRESSED ASSET MANAGEMENT BRANCH</b> 444, Agarkar school Building, Somwarpeth, Pune - 11</p> <p><b>प्रधान कार्यालय:</b> लोकमंगल, 1501, शिवाजीनगर, पुणे-5- <b>Head Office:</b> LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	 <p>एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं</p>
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**Sale Notice for sale of immovable properties**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **“As is where is” and “Whatever there is”** for recovery of the balance due to the Bank of Maharashtra from the Borrowers And Guarantors, as mentioned in the table. Details of Borrowers and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as:

Lot No.	Name of Borrower	Amount Due	Short description of the immovable property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit
1	Mr.Nitin Satish Thakur and Mrs.Seema Nitin Thakur <b>Branch – SAM Branch, Pune</b> <b>=Contact person – Mr.Rajkishore Patro – 7077104155</b>	Rs. 23,08,05,569/- (Rupees twenty three crore eight lakh five thousand five hundred sixty nine) + unapplied interest thereon @ 8.65% p.a. with w.e.f. 28/09/2015.	Bungalow “UTKARSH” (Ground+Stilt+ 1 <sup>st</sup> floor) in Mahatma Co-op Society Ltd. Constructed in plot no-25, S no-62,65 at Kothrud,Pune.  Plot area-510.00sq mt., Construction area-305.93 sq mt	Physical Possession	<b>Reserve Price –</b> Rs.4,58,000,00/- (Rupees four crore Fifty eight Lakhs only) <b>EMD –</b> Rs.45,80,000/- (Rupees Forty Five Lakhs Eighty Thousand only) <b>Bid Increment by Rs.5,00,000/-(five lakh)</b>
2	M/s.R.M. Construction through partner 1)Ramchandra Muralidhar Thakur. 2)Nitin Satish Thakur <b>=Branch – SAM Branch, Pune</b> <b>=Contact Person – Mr.Rajkishore Patro – 7077104155</b>		Commercial+residential complex (Parking+ UpperGround+5 floor) constructed in CTS no-271, at Narayan peth, Pune.  Area of Property: Commercial- 419.10 sq mt.Residential- 431.13 sq mt.	Physical possession	<b>Reserve Price –</b> Rs.9,96,00,000/- (Rupees Nine Crore Ninety Six Lakhs only) <b>EMD –</b> Rs.99,60,000/- (Rupees Ninety Nine Lakhs Sixty Thousand only) <b>Bid Increment by Rs.5,00,000/-(five Lakh)</b>
<p>1. <b>Date of E- Auction:</b> 23.10.2019 between 1:00 p.m. and 3:00 p.m.</p> <p>2. <b>Inspection Date &amp; Time:</b> 14.10.2019 between 11:00 a.m. and 4:00 p.m for all properties.</p> <p>3. <b>Last Date of Submission of EMD:</b> 21.10.2019 till 04:30 PM</p>					

## **TERMS AND CONDITIONS:**

1. The properties are being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and the E-Auctions will be conducted “On Line”. The auctions will be conducted through the Bank’s approved service provider M/s.C1 India Pvt. Ltd. - at the web portal <https://www.bankeauctions.com>. Please visit <https://www.bankofmaharashtra.in/> and on <https://www.bankeauctions.com> for E-Auction Tender Documents containing online e-auction bid form, Declaration, General Terms and conditions of online auction sale. For details in this regard, kindly contact Mr. Hareesh Gowda email: [support@bankeauctions.com](mailto:support@bankeauctions.com) Mobile No.9594597555, Helpline no. +91-120-4888888.
2. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation 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.
3. The intending purchasers / bidders are required to deposit EMD amount either through **NEFT / RTGS** in the **Account No.60328093486, Name of the A/c: BANK OF MAHARASHTRA NO LIEN ACCOUNT, Name of the Beneficiary: Bank of Maharashtra A/c.- PROPERTY LOT NO. & NAME OF THE BORROWER** (as the case may be) *IFS Code: MAHB0001446* or by way of demand draft drawn in favour of Bank of Maharashtra – PROPERTY LOT No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Pune.
4. Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by the service provider M/s C1 India Pvt Ltd. may be conveyed through e-mail ONLY.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, and self-attested copies of (i)Proof of Identification (KYC) viz. Voter ID Card / Driving License / passport etc. / Current Address – Proof for communication, (iii)PAN Card of the bidder, (iv)valid e-mail ID, (v)contact number (Mobile / Landline) of the bidder etc. to the Chief Manager & Authorised Officer of Bank of Maharashtra, SAM Branch, at 444,2<sup>nd</sup> floor, Agarkar High School building, Somwarpath, Pune – 411011 **on or before 21.10.2019 for Lot Nos.1 and 2**. Scanned copies of the original of these documents will also be submitted to e-mail id:- [bom1446@mahabank.co.in](mailto:bom1446@mahabank.co.in).
6. Names of the Eligible Bidders, will be identified by the Bank of Maharashtra, Pune City Zonal Office to participate in online –auction on the portal <https://www.bankeauctions.com>. M/s C1 India Pvt Ltd will provide User ID and Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount.
9. The prospective qualified bidders may avail online training on e-Auction from **M/s. C1 India Pvt Ltd.** prior to the date of e-Auction. Neither the Authorized Officer nor Bank

of Maharashtra, nor M/s C1 India Pvt Ltd will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interest bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.

10. The purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges fee etc. and also all the statutory / non-statutory dues, taxes rates assessment charges, fees etc. owing to anybody. For payment of TDS @ 1 % in applicable cases, please refer detailed terms and conditions.
11. The Authorized Officer / Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.
12. The Sale Certificate as envisaged in SARFAESI Act & Rules thereunder, will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
13. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For detailed terms and conditions of the sale, please refer to the link <http://www.bankofmaharashtra.in/propsale.asp> provided in the Bank's website and <https://www.bankeauctions.com> or contact – Mr. L. Rajkishore Patro, Ph :7077104155 or the respective Branch Managers.

#### **STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

This publication is also a mandatory 15 days notice and intimation to the Borrowers / Guarantors / Mortgagors as contemplated in the Act and Rules made there under and they are free to procure better bids for the property under e-auction.

Date: 05.10.2019

Place: Pune

**Authorized Officer & Chief Manager**