
 <p>Bank of Maharashtra १९५८-५९ १९५८-५९</p>	<p>नासिक अंचल कार्यालय NASIK ZONAL OFFICE टेलीफोन/TELE : (0253) 2314942 गृहनिर्माणभवन, पुरानाअग्रा रोड, गडकरी चौक, नासिक-४२२००२ Gruha Nirman Bhavan, Old Agra Road, Gadakari Chowk, NASIK - 422002</p>	
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AX8/Private treaty/2021-2022

Date:15/09/2021

NOTICE OF SALE THROUGH PRIVATE TREATY

Notice of sale through private treaty sale of movable & immovable assets charged to the bank Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

The Authorized Officer of Bank of Maharashtra has taken over possession of the schedule property (ies) u/Section 13(4) of the SARFAESI Act. Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".

Sr. No.	Name of the owner of the property (Title Deed holder/s)	Description of the property/ies	Encumbrances known, if any	Reserve Price (Rs.)	Earnest money deposit (Rs.)
1.	Atish Dinesh Narad Flat No. 05, B- Wing, Om Shivam Apartment, Khole Mala, Nashik Road, Nashik-	Flat No. 11, Second Floor, 'Eshwari Heights Apartment' Gaulane Road, Palhardi Shivar, Nashik - 422010. Admeasuring area:- Built up area of Flat :- 66.91 sq.mtr. Bounded by:- On or towards East:- 9 Mtrs wide road On or towards West:- Plot No. 12 On or towards North: Plot No. 01 On or towards South: 9 Mtrs wide road	NIL	The reserve price will be Rs.10, 07, 000/-	The earnest money deposit will be Rs.1,00,700
2.	Mr. Manoj Pramod Kochukunju Flat No. 2, Jay Hari Apartment, Opp. Maharashtra Colony, Om Nagar, Hirawadi, Panchavati Nashik- 422003. Flat No. 23, Shivneri Pride Apartment, Makhmalabad Road, Panchavati, Nashik - 422003	Flat no. 02, On Ground Floor, "JayHari Apartment" constructed on plot no. 07, Survey No. 185/1A+185/1C+185/2/2, village nashik, Om nagar, Opp. Maharashtra Colony, Hirawadi, Panchavati, Nashik. Tal. & Dist. Nashik Admeasuring area:- 130.11 sq.mtrs. Built up area along with garden area adm.54.48 sq.mtrs. Bounded by:- On or towards East:- Marginal Space On or towards South: Staircase & Flat No. 01 On or towards West : Marginal Space On or towards North: Marginal space	NIL	The reserve price will be Rs.24,41,000/-	The earnest money deposit will be Rs.2,44,100/-



3.	Mrs. Kavita Rajendra Kshirsagar 'Prithviraj Nimani Chawl' Behind Hemlata Talkies, Ravivar Karanja, Nashik -422001	Flat No. 5, Second floor, Swanandi Pride Apartment, Plot No. 10 of Survey No.643/1/1 situated at village Adgaon Shiwar, Near Water Tank, Nashik. Within the limits of Nashik Municipal Corporation Admeasuring area 55.76 sq.mtrs Bounded as follows:- East- Stair cases West- Marginal Space North- Flat No. 6 South - Flat No. 4	NIL	The reserve price will be Rs.13,27,000/-	The earnest money deposit will be Rs.1,32,700/-
4.	M/s. Saptshrungi Enterprises Mrs. Dimple Ajit Pagar 01, Shree Prakash Residency, Anandwadi, Gangapur Road Nasik	Flat No 01, Adm area 78.99 Sq. Mtrs built up (62.63 Sq. Mtrs Carpet) on Still Floor, in building known as Shree Prakash Residency constructed on Gaathan Property Pardi No 02, situated at Village Anandwadi, Tal & Nashik Admeasuring area:- Built up area of Flat 78.99 Sq q. Mtrs built-up Taluka/Division/Tehsil ..Nashik.. City/District Nashik Bounded by : North - Madhuban Apartment South - Anadvalli Gaathan East - "B" Wing tyhen approach road, Ganadhish Apartment. West - Road then Nala then Swadhyay Kendra	NIL	The reserve price will be Rs.20,40,000/-	The earnest money deposit will be Rs.2,04,000/-
5.	M/s. Gajanan Enterprises Kamal Somnath Nimgulkar Flat No. 02, Moreshwar Apartment Near Malang Society, Nasik Road, Nashik - 422101.	Flat No. 2, Ground Floor, Moreshwar Apartment, Plot No. 13A, Sr No. 121A/3B/5/1, Motwani Road, Off Jail Road, Nashik Road, Deolali, Nashik. Taluka/Division/Tehsil ..Nashik.. City/District Nashik Admeasuring area:- 654.96 Sq. ft (Built-up area) Bounded by:- North- Chandrabhaga Apartment South - Krishna Nagar East - Flat No. 01 West - Open Space	NIL	The reserve price will be Rs.13,83,117/-	The earnest money deposit will be Rs.1,38,311/-

Standard terms & conditions for sale of property through private treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application.




5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. 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.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer. If higher bidder fails to deposit the remaining amount in terms of clause (2) above; then bank may request & accept the second higher offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Date:-15/09/2021

Place: Nashik




(Bhushan Mohite)
Authorized Officer
Bank of Maharashtra
Nashik Zone