

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra एक परिवार एक बैंक</p>	<p>असेट रिकवरी शाखा, प्रथम तल, 04, शिवजानम रोड टी-नगर, चेन्नै-17 Asset Recovery Branch, First floor, 04, Sivagnanam Road, T-Nagar, Chennai-17 टेलीफोन/TELE : 24356036 फैक्स /FAX :24338248 ई-मेल/e-mail : cmarb_che@mahabank.co.in</p> <p>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	 <p>एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रसिद्ध हैं</p>
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[See proviso to rule 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 13.03.2020, for recovery/dues Mentioned in Column No.2, due to the Bank of Maharashtra, Secured Creditor from below mentioned Borrowers (name mentioned at Column No.1) and from the Guarantors (name mentioned at column No.1). The reserve price will be as mention at Column No.4 and the Earnest Money Deposit will be as mention at Column No.4 for each of the property/ies mentioned at Column No.3:-

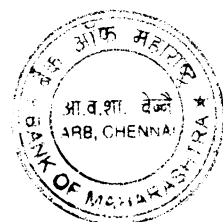
1.	Name & Address of the Borrower(s)/Guarantor(s)	<p>1 . M/s Arkee infra and interiors Pvt Ltd No.19, Pugazhendi Street, SAM Avenue, Sembakkam, Chennai - 600 073.</p> <p>2. Mr.S Chitti Babu, Director, No.19, Pugazhendi Street, SAM Avenue, Sembakkam, Chennai - 600 073.</p> <p>3. Mr.R Paneerselvam, Director, No.60/G1, 34th street, Sankar Nagar, Pammal, Chennai – 600 075.</p> <p>4. Mrs.Lavanya Janakiraman, Director, TF No.2, 3rd floor, Block – A, Vasanth Apartment, 58, Velachery main road, Velachery, Chennai – 600 042.</p> <p>Also at : No.19, Pugazhendi Street, SAM Avenue, Sembakkam, Chennai - 600 07.3</p> <p>5. Mr.K Vedanayagam, Director & Mortgagor, Plot No.20, Door No.31, Yoga Anchenya Colony, Sholinghur, Vellore Dist – 631 102.</p> <p>6. Mr.K Somasundaram, Director & Mortgagor, Old No.74/1, New 2/1, Ground floor, South Sivan Koil street, Vapalani, Chennai - 600 026.</p>
2.	Outstanding Amount (in ₹)	Rs.2,06,30,079.00 (Rupees Two crores six lakhs thirty thousand and seventy nine only) Plus prevailing rate of interest from 17.05.2016 plus other charges.
3.	Description of the property	PROPERTY - 1 :SCHEDULE - A PROPERTY (Total Property) : All that part and parcel of land and building situated at Old Door No.57C and 57D, then Door Nos. 295 and 296, Present Door Nos.208 and 210, Arcot Road, Kodambakkam, Chennai - 600 024, forming part of Puliur Village, Egmore - Nungambakkam Taluk, Chennai District, Comprised in Survey No.348/1, T.S.No.205, Block No.7, land measuing an extent of 1875 sq. ft., and building thereon.



		<p>SCHEDULE - B PROPERTY (Property Mortgaged) : All that part and parcel of land and building situate at Old Door No.295, New Door No.208, Arcot Road, Kodambakkam, Chennai - 24, forming part of Puliur Village, Egmore - Nungambakkam Taluk, Chennai District, comprised Survey No.348/1, T.S.No.205, Block No.7, undivided share of land measuring an extent of 1073 sq. ft., being out of the releasors share out of 1875 sq. ft., And building thereon bounded on the North by : Dhanalakshmi Ammal's Plot, South by : Arcot Road, East by : Shop and building of Suresh and West by : Property released in favour of Mr.Somasundaram, Old Door No.295, New Door No.210, lying within the Registration District of Central Chennai and Sub Registration District of Kodambakkam.</p> <p>PROPERTY - 2 : SCHEDULE - A PROPERTY (Total Property) : All that part and parcel of land and building situate at Old Door Nos.57C and 57D, then Door Nos.295 and 296, Present Door Nos.208 and 210, Arcot Road, Kodambakkam, Chennai - 600 024, forming part of Puliur Village, Egmore - Nungambakkam Taluk, Chennai District, comprised in Survey No.348/1, T.S.No.205, Block No.7, land measuring an extent of 1875 sq. ft., and building thereon.</p> <p>SCHEDULE - B PROPERTY (Property Mortgaged) : All that part and parcel of land and building situate at old Door No.295, New Door No.210, Arcot Road, Kodambakkam, Chennai - 600 024, forming part of Puliur Village, Egmore - Nungambakkam Taluk, Chennai District, comprised in Survey No.348/1, T.S.No.205, Block No.7 undivided share of land measuring an extent of 802 sq. ft., being from the releasors share out of 1875 sq. ft., and building thereon bounded on the North by : Dhanalakshmi Ammal's Plot, South by : Arcot Road, East by : Property released in favour of K.Vedanayagam, Old Door No.296, New Door No.208, West by : Shop and Building of K.Ravi, lying within the Registration District of Central Chennai and Sub Registration District of Kodambakkam.</p>
4.	<p>(i) Reserve Price (R.P)</p> <p>(ii) EMD of the Property</p> <p>(iii) Bid increase Amount</p>	<p>(i) Property 1 : Rs.1,08,00,000/- (ii) Property 2 : Rs.79,00,000/-</p> <p>(ii) Property 1 : Rs.10,80,000/- (ii) Property 2 : Rs.7,90,000/-</p> <p>(iii) Rs.1,00,000/- (Rupees One lakh only)</p>
5.	<p>(i) Time of e-auction</p> <p>(ii) Date of Inspection</p> <p>(iii) Time of Inspection</p>	<p>(i) 13.03.2020 between 11.30 am to 12.30 pm extensions of 5 minutes duration each</p> <p>(ii) 05.03.2020</p> <p>(iii) 10.00 am to 5.00 pm with prior appointment.</p>
6.	Last date for submission of online Bid	11.03.2020 upto 23.59 hours

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 auction sale will be `On line E-Auction / Bidding through website The auction sale will be `On line E-Auction / Bidding through website <https://www.bankeauctions.com> on 13.03.2020 between 11.30AM to 12.30PM with auto extensions for 5 minutes in case bid is placed with in last 5 minutes. Please visit <http://www.bankofmaharashtra.in/> or <http://tenders.gov.in/> and <https://www.bankeauctions.com> for E-Auction Tender Documents containing online e-auction bid form, Declaration, General Terms and conditions of online auction sale. Intending bidders shall hold a valid email address. For details with regard to E-auction, please contact M/S.C1 India Pvt. Ltd., Plot No 301,1st Floor, Udyog Vihar Phase-2,Gurgaon, Haryana - 122015; Tel:0124-4302000 Mobile:+91 9840446485 Fax: 0124-4302010 E-Mail-shrinatth.narasimhaan@c1india.com, tn@c1india.com, support@bankauctions.com and also for more information kindly contact Authorised officer, Asset Recovery Branch, Mr.Surendra R Deokar, Mobile No. : +91-8956381477, Phones: 044-2436 4410, 2432



7650. Fax: 044-24338248, email : legal_che@mahabank.co.in, zmchennai@mahabank.co.in, cmarb_che@mahabank.co.in, brmgr1941@mahabank.co.in.

2. 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/ 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.

3. The intending purchasers/bidders are required to deposit EMD NEFT / RTGS Transfer in the Account No. 60221453511, Name of the A/c. : SARFAESI EMD account, Name of the Beneficiary : Bank of Maharashtra A/c.- Property Lot No & Name of the Borrower (as the case may be) IFS Code : MAHB0000450 .

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. 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 & 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 Authorized Officer of Bank of Maharashtra, Asset Recovery Branch, No.4, Sivagnanam Road, T. Nagar, Chennai - 600 017 by 11.03.2020 by 5.00 pm.

6. Prospective bidders may avail online training on e-auction from M/S.C1 India Pvt. Ltd., Plot No 301,1st Floor, Udyog Vihar Phase-2,Gurgaon, Haryana - 122015; Tel:0124-4302000 Mobile:+91 9840446485 Fax: 0124-4302010 E-Mail-shrinatth.narasimhaan@c1india.com, tn@c1india.com, support@bankauctions.com prior to the date of e-Auction.

7. E-Auction is being held on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" after taking symbolic possession of the properties. 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.

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 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer.

9. The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses.

10. 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.

11. 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.

12. 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. 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. 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.

14. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

15. 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.

16. Disputes, if any, shall be within the jurisdiction of Chennai Courts only.

17. This publication is also 15 day's notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors.

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Maharashtra Secured Creditor's website i.e. http://www.bankofmaharashtra.in/properties_for_sale

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.).

STATUTORY 15 DAYS RE-SALE NOTICE UNDER SARFAESI ACT, 2002

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned / sold and balance dues if any will be recovered with interest and cost.

Date : 25.02.2020

Place : Chennai



Authorised Officer
Bank of Maharashtra