

 <p>बँक ऑफ महाराष्ट्र Bank of Maharashtra सर्वोपयोगी वित्त संस्था</p>	<p>अंचल कार्यालय: प्रथम तल, चावला कॉम्प्लेक्स, देवेंद्र नगर, रायपुर - 492001 Zonal office : 1st Floor, Chawla Complex, Devendra Nagar, Raipur C.G. 492001 टेलीफोन/TELE : 0771-2887670/ 71 /72 ext.611 ई-मेल/e-mail : dzmraipur@mahabank.co.in प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	 <p>एक कदम लक्ष्यात वी ओ 'सचकारणा अधिपत्या' वी वाचकाना हेतु इम प्रतिषेध है</p>
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AX49/Recovery/SARFAESI/2021-22/

Date 24/12/2021

-: Authorised Officers Details :-**Address :-** 1st Floor, Chawla Complex, Devendra Nagar, Raipur, C.G.**Name :-** Shri Dipak Chakraborty, Chief Manager & Authorised Officer, Raipur**E-mail :-** dzmraipur@mahabank.co.in**Mobile No:-** 9685228916**Landline No:-** (Off) 0771-2887670/71/72 ext 611**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE ASSET CHARGED TO BANK THROUGH E-AUCTION UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT 2002.**

The undersigned as Authorized Officer of Bank of Maharashtra has taken over possession of the following properties under section 13(4) of SARFAESI Act, 2002. Public at large is informed that e-auction (under SARFAESI Act 2002) of the charged properties in the below mentioned cases for realization of Bank's dues will be held on "AS IS WHERE IS AND AS IS WHAT IS BASIS".

Branch- Mahasamund Bank of Maharashtra- Phone No- 8474060306, 9864081260, 9165998999

Name & Address of Borrower	<p>1 Mr. Roushan Kumar Agrawal S/o- Mr. Pawan Agrawal (Borrower) 2 Mrs Honey Agrawal (Co-borrower) Both R/o: - Plot no 183/15, Ward no 16, Trimurty colony, Mahasamund Dist.:- Mahasamund, Chhattisgarh & 1 M/s Hanuman Granite & Marble (Borrower) through proprietor Mrs. Honey Agrawal w/o Mr. Roushan Kumar Agrawal 2 Roushan Kumar Agrawal S/o- Mr. Pawan Agrawal (Guarantor) R/o: - Plot no 183/15, Ward no 16, Trimurty colony, Mahasamund Dist.:- Mahasamund, Chhattisgarh</p>
Credit Facilities and Account Nos.	<p>WCTL-Rs 40 Lakhs- Ac no 60345023858 FITL-Rs 5.55 Lakhs- Ac no 60345024160 & Housing Loan- Rs. 40.60 Lakhs- Ac no 60299530891</p>
Name and Address of the Guarantors/Mortgagors	<p>Mr. Roushan Kumar Agrawal S/o- Mr. Pawan Agrawal (Guarantor) R/o: - Plot no 183/15, Ward no 16, Trimurty</p>

	colony, Mahasamund Dist.:- Mahasamund, Chhattisgarh
Outstanding Dues for recovery of Which properties are being sold	<p>Rs 40,60,077/- (Rupees Forty Lakhs Sixty Thousand and Seventy Seven only) plus unapplied interest, Other Expenses w.e.f. from 03/04/2021 for housing loan facility</p> <p style="text-align: center;">&</p> <p>Rs 47,95,807/- (Rupees Forty Seven Lakhs Ninety Five Thousand Eight Hundred & Seven only) plus unapplied interest thereon at contractual rate, Other Expenses w.e.f. 07/07/2021 for WCTL & FITL facility</p> <p>aggregating to Rs. 88,55,884/- (Rupees Eighty Eight Lakhs Fifty Five Thousand Eight Hundred and Eighty Four) plus Unapplied Interest, Penal Interest, Other Expenses thereon as on 26/01/2022</p>
<u>SCHEDULE OF THE IMMOVABLE PROPERTIES</u>	
<p>All those piece and parcels of Land & Building admeasuring area 1800 Sqft Build up area Ground floor 1136 sq.ft + first floor 1377 sq. ft total = 2513 sq. ft situated at Khasra No. 183/15/01 P.H no 42 Ward No. 16 Trimurty colony, Mahasamund Dist:- Mahasamund, Chhattisgarh in the name of Mr. Roushan Kumar Agrawal & Mrs. Honey Agrawal</p> <p>On or towards the North: Plot of Akshad Goyal On or towards the East: Plot of Durga On or towards the South: Road On or towards the West: House of Heera Talreja</p> <p>Encumbrances know to the Bank – Nil (Mortgaged with Mahasamund Branch, Bank of Maharashtra)</p> <p>Reserve Price : 60,91,000/- EMD: Rs. 6,09,100/-</p>	

Terms & Conditions :-

- E-Auction is being held on will be conducted on “**AS IS WHERE IS AND AS IS WHAT IS BASIS**” and will be conducted “ONLINE” through the portal <https://www.mstcecommerce.com/auctionhome/ibpai/index.jsp>. Registration of the Bidders is essential with this website. Bidders to upload requisite KYC documents. Please note that verification of KYC documents taken minimum four days. Hence Bidders are advised to register in advance to avoid last minute hassle. E-Auction Tender Documents containing online E-Auction bid form. Declaration, general Terms and Conditions of online auction sale are available in website:
 - ON 27/01/2022**
 - https://www.bankofmaharashtra.in/properties_for_sale.asp
- To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the above mentioned property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, Title of the 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. Bidders are advised to go through the website <https://ibapi.in> & https://www.bankofmaharashtra.in/properties_for_sale.asp for detailed terms and conditions of auction sale before submitting their bid and taking part in E-auction sale proceedings.
4. The intending bidders should submit the evidence for EMD deposit like UTR no. 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 (ii) Current Address – Proof for communication, (iii) PAN Card of the bidder, (iv) valid e-mail ID, (v) contact no. (Mobile/Landline) of the bidder etc. to the Authorized Officer of Bank of Maharashtra, Raipur by **21/01/2022**, Time upto 5 p.m. Scanned copies of the original of these documents will also be submitted to email ID displayed above.
5. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The measurement of properties are approximate and mentioned as per available records however bidder are requested to personally verify at site and also from the record of Revenue authorities prior to participate in auction.
6. The e-auction/bidding of above properties would be conducted exactly on scheduled date & Time as mentioned against the property by way of inter-se bidding amongst the bidders. The Bidder shall improve their offer in Multiple of the amount mentioned under the column “**Bid Increment Amount**” against each property. The bidder who submits the Highest bid amount (not below the Reserve Price) on closure of e-auction process shall be declared as Successful Bidder and a Communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/Secured Creditor.
7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained part sale consideration and the EMD of unsuccessful bidders shall be returned. 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 the bid price by the Authorized officer and the balance on 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. Default in deposit of amount by successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and defaulting bidders shall have no claim /right in respect of property / amount.
8. The purchaser shall bear the applicable stamp duties/ additional stamp duty / transfer charges fee etc. and also all the statutory / non statutory dues, taxes rate assessment charges, fees etc. owing to anybody.
9. 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.
10. The Sale Certificate will be issued in the Name of the purchaser(s) / applicants(s) only and will not be issued in any other name(s).
11. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
12. Bid form without EMD or with below EMD amount shall be rejected summarily.

13. The Bank is not liable to Pay any Interest/ refund of EMD in case of any delay in issue of confirmation of Sale/Sale Certificate by virtue of any Court order received after e-auction is held.
14. The borrower/guarantor are hereby notified to pay the sum as mentioned above along with upto date 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.

Place : Raipur.
Date : 24/12/2021

Chief Manager & Authorised officer,
Bank of Maharashtra.

AUCTION SALE PROGRAMME

SCHEDULE OF THE IMMOVABLE PROPERTIES

All those piece and parcels of Land & Building admeasuring area 1800 Sqft Build up area Ground floor 1136 sq.ft + first floor 1377 sq. ft total = 2513 sq. ft situated at Khasra No. 183/15/01 P.H no 42 Ward No. 16 Trimurty colony, Mahasamund Dist:- Mahasamund, Chhattisgarh in the name of Mr. Roushan Kumar Agrawal & Mrs. Honey Agrawal

On or towards the North: Plot of Akshad Goyal
On or towards the East: Plot of Durga
On or towards the South: Road
On or towards the West: House of Heera Talreja

Encumbrances know to the Bank – Nil
(Mortgaged with Mahasamund Branch, Bank of Maharashtra)

Reserve Price : 60,91,000/-

EMD: Rs. 6,09,100/-

Date & Time of Auction	27/01/2022, From 11.30 PM to 04.00 PM
EMD Remittance Details	NEFT/RTGS in the Account No. 60006739684, IFSC MAHB0001928, Name of The A/C Administrative Office Account, Name of The Beneficiary: Bank of Maharashtra, Devendra Nagar Branch (1928) for the above mentioned property or by the way of demand draft drawn in favor of Bank of Maharashtra Branch Name, & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, Payable at Raipur.
Bid Multiplier	Rs.20,000/- (Rupees Twenty Thousand only)
Inspection of Property	01/01/2022, 02/01/2022 & 03/01/2022 between 11.00 am. To 5.00 pm by prior appointment
Submission Of Office bid application With EMD	Upto 5 PM on 21/01/2022 at Branch Office Mahasamund Branch
Date of Demand Notice	demand notice dated 06/04/2021 demand notice dated 06/07/2021

 बँक ऑफ महाराष्ट्र Bank of Maharashtra <small>बँक महाराष्ट्र १९५८</small> <small>एक परिवार एक बैंक</small>	अंचल कार्यालय: प्रथम तल, चावला कॉम्प्लेक्स, देवेंद्र नगर, रायपुर - 492001 Zonal office : 1 st Floor, Chawla Complex, Devendra Nagar, Raipur C.G. 492001 टेलीफोन/TELE : 0771-2887670/ 71 /72 ext.611 ई-मेल/e-mail : dzmraipur@mahabank.co.in	 स्वच्छ भारत <small>एक कदम स्वच्छता की ओर</small> <small>'स्वच्छता अभियान'</small> <small>की सफलता हेतु हम प्रतिबद्ध हैं</small>
	प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5	

AX49/Recovery/SARFAESI/2021-22/

Date- _____

E-AUCTION BID FORM

(Read carefully the terms and conditions of sale before filling –up and submitting the bid)

Sr. No.	Name of Bidder(s) (in Capital)	Father's / Husband's Name	Postal Address of Bidder(s) (If Bidder is a company, address of its Regd.Office)	Phone / Cell Number and email ID
(1)	(2)	(3)	(4)	(5)
1				
2				

5. Bank Account details to which EMD amount to be returned
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number:
8. Property/Assets Item No. in respect :
of which the bid is submitted
9. Whether EMD remitted : Yes / No
10. EMD remittance details*

Date of remittance	:
Name of Bank	:
Branch	:
Account No.	:
IFSC Code No	:
UTR No	:
11. Bid Amount quoted :

I declare that I have read and understood all the terms and conditions of auction sale and shall abide by them.

(Signature of the Bidder)

*mandatory: Bidders are advised to preserve the EMD remittance challan.

DECLARATION

**To,
The Authorised Officer,
Bank of Maharashtra,
1st Floor, Chawla Complex, Devendra Nagar,
Raipur, C.G.**

Date -----

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our bid and that the particulars remittance given by me/us in the bid form is true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Bank and the Bank will be at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our bid for purchase of the assets is accepted by the Bank and I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all the terms and conditions of the bid and offer letter, the EMD and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited.
5. The decision taken by the Authorised Officer of the Bank in all respects shall be binding on me/us.
6. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of terms being offered for sale.

Signature:
.....

Name:
.....
Address:
.....
e-mail id.....
Mobile.....

 <p>बँक ऑफ महाराष्ट्र Bank of Maharashtra एक हीतर एक ही</p>	<p>अंचल कार्यालय: प्रथम तल, चावला कॉम्प्लेक्स, देवेंद्र नगर, रायपुर - 492001 Zonal office : 1st Floor, Chawla Complex, Devendra Nagar, Raipur C.G. 492001 टेलीफोन/TELE : 0771-2887670/ 71 /72 ext.611 ई-मेल/e-mail : dzmraipur@mahabank.co.in</p> <p>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	 <p>एक हीतर एक ही ओ "स्वच्छता अभियान" ही संकल्पना हेतु हम प्रतिबद्ध हैं</p>
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AX49/Recovery/SARFAESI/2021-22/

Date _____

1. Nature and Object of Online Sale:

- The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- The sale is governed by the Provisions of the Securitisation 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. Caution to bidders:

- Property is sold on as is and where is /on what it is/ no complaint basis.
- Bidders are advised / cautioned to verify the concerned SRO as well as the 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.
- Bidders are advised to go through all the terms and conditions of sale given in the tender document and also in the corresponding public sale notice in the dailies before submitting the bid and participating in the online bidding/auction.
- 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).

3. Inspection of Property/Immovable Assets:

- Property/Assets can be inspected on the date(s) given in the public sale notice / tender document.
- Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- Bidders are bound by the principle of caveat emptor (Buyer Beware).
- Complaints, if any, in the matter of inspection shall immediately be brought to the notice of the Authorised Officer.
- For prior appointment Please contact Mr Anshuman 8474060306 Branch Manager Mahasamund, Bank of Maharashtra.

4. Inspection of Title Deeds:

- Bidders may inspect and verify the title deeds and other documents relating to the property available with the Bank

5. Submission of bid forms:

- a. Bids shall be submitted online before the last date and time given in the sale notice/tender document.
- b. Bids form shall be duly filled in with all the relevant details.
- c. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- d. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport and route their bid duly endorsed by Indian Mission.
- e. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- f. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

6. Earnest Money Deposit (EMD):

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) shall be deposited through **NEFT only** in the Account of Allahabad Bank (**now merged with Indian Bank**). The Bidder shall log in on <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> and create the profile and also upload the required KYC document as guided by the mstcecommerce platform. e.g An Individual bidder is required to upload the documents like Pan Card, Aadhar Card Number, Driving License, cancelled cheque etc, while Partnership firm, Association, Company, Public or Private Trust shall need to upload other documents as guided/advised by mstcecommerce platform. Please note that, verification of KYC documents takes minimum of four days' time. Hence, bidders are cautioned to register and upload KYC documents well in advance to avoid last minute rush/anxiety.
- b. After successful verification of KYC documents Bidder shall request for generation of Challan through mstcecommerce website for deposit of 10% EMD amount. Only after payment of 10% EMD amount on or before due date the bidder can participate in e-auction .
- c. Bidder may refer educational VIDEOS / Manual /SOPs for guidance.
- d. **In case of sole bidder, minimum one increment amount over and above reserve price is required /necessary for declaration as H1 Bidder.**
- e. The H1 bidder shall get an email /letter from the Authorised officer of the Bank to pay residual 15 % in A/C No. 60006739684, Account Name: Administrative Office Account, IFSC Code MAHB0001928, Name of the Beneficiary Bank: Bank of Maharashtra, Devendranagar Branch, Raipur. The H1 bidder has to specify A/c (Name of Borrower), with relevant details like description of property while transferring the remaining 15 % of Sale Price. The remaining 75 % of Sale price shall be deposited on or before 15th day of confirmation of sale or such extended period as may be agreed in writing between the Purchaser and Secured Creditor as envisaged in the SARFAESI Act. The said 75% of Sale price shall also be deposited in A/c. No. 60006739684 only.

Earnest Money Deposit (EMD) shall be adjusted in case of highest bidder, otherwise refunded on request of unsuccessful bidder. The unsuccessful bidder will have to generate request for EMD refund through the MSTC website. The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the auction purchaser will neither be entitled for any interest nor damages.

- f. A copy of bid form along with the enclosures submitted online (also mentioning the UTR No. and the account no. through which EMD is remitted) shall be forwarded to the Authorized Officer, Bank of Maharashtra, Raipur Zone so as to reach us on or before the last date of submission of bid.
- g. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- h. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- i. Bid form without EMD shall be summarily rejected.
- j. All details regarding remittance of EMD shall be entered in the bid form.
- k. EMD, either in part or in full, is liable for forfeiture in case of default.

7. Bid Multiplier:

- a. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/tender document.

8. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended 10 (ten) minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last 10 (ten) minutes of closing time, the bidding time will be extended automatically by 10 (ten) minutes and if no bid higher than last quoted highest bid is received within the said extended 10 (ten) minutes, the auction sale will automatically get closed at the expiry of the extended 10 (ten) minutes. There will thus be an extension of bidding-time, each of 10 (ten) minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the 10 (ten) minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

9. Online Bidding:

- a. Auction/ bidding will be only online. **One increment is imperative for becoming highest/successful bidder including the case of sole bidder.**
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. In case of sole bidder, one increment in bidding is mandatory.
- d. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.

- e. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD in full will be forfeited.

10. Declaration of successful bidder:

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor as per provisions of SARFAESI Act. Intimation to this effect will be given through e-mail by Service Provider/Bank.
- b. 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 Authorized Officer.
- c. All intimations to bidders/auction purchaser will be primarily through e-mail by the Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

11. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day or not later than next working day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 3.00 p.m. of the next working day.
- c. The balance amount of purchase money shall be paid on or before the 15th fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- d. **Please note on the above MSTCE e auction platform MSTC is deducting TDS @0.75% on the total Sale Price under Section 194(O) of the Income Tax Act 1961 from the EMD itself in case the intending purchaser is declared as the successful bidder. Please note that Sale Certificate will be issued on the receipt of full Sale Price. Amount deducted towards TDS shall not be considered towards computation of Sale Price and it is the sole responsibility of successful bidders ONLY.**
- e. It shall be the responsibility of the Successful Bidder to remit TDS @1% as applicable u/sec 194(1A) if the aggregate of sums credited or paid for such consideration is Rs 50 Lakhs or more. 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 deposit of income tax with government account.

12. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and the EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

13. Sale Certificate / Payment of Stamp Duty:

- a. On payment of the entire purchase price / bid amount, Sale Certificate will be issued by the Authorised Officer of the Bank only in the name/names of the bidders whose name/names are mentioned in the bid form.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale certificate shall be borne by the successful bidder.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate.
- f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non interest bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

14. Return of EMD:

- a. EMD of unsuccessful bidders will be returned through NEFT transfer to the bank account details provided by them at the MSTC E-auction website. The unsuccessful bidder will have to generate request for EMD refund through the MSTC website. The refund usually takes minimum 2 working days after successful submission of request for EMD refund transfer.
- b. Unsuccessful bidders shall ensure return of their EMD as mentioned in 14.a. above and if not, immediately to contact the Authorised Officer of the Bank for assistance.

15. Stay/Cancellation of Sale:

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the purchaser, the Bank shall be entitled to forfeit all the monies till then paid by the purchaser and put up the property in question for resale/disposal in its absolute discretion, and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

16. Delivery of Title Deeds:

- a. The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate

17. Delivery of possession:

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

18. Other Conditions:

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. 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.
- c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. 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.
- h. This publication notice of 30/15 days is as required by Act/ Rules of Securitisation Act to Borrower/s and guarantor/s.
- i. Disputes, if any, shall be within the jurisdiction of Pune Courts only.
- j. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

19. Technical Terms and Conditions of Online Auction Sale

1. Prospective bidder has to register as stated aforesaid.
2. **Time Extension:** If any market leading bid (bid higher than the highest at the point in time) is received within the last 10 (ten) minutes of closing time, the time of auction sale will get automatically extended by another 10 (ten) minutes and subsequently, if no further bid higher than the last quoted highest bid is received within the said extended 10 (ten) minutes, the auction sale will be automatically closed at the expiry of the extended 10 (ten) minutes.
3. **Bids:** All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
4. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by the Bank.
5. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Bank. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
6. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale will primarily be sent to them through e-mail. The date of sending the email will be considered as date of intimation.

7. If no intimation reaches for reasons beyond the control of the Bank, the bidders are required to take efforts to ascertain the status. Non receipt of intimation shall not be a ground for non-payment or delayed payment. Bidders must therefore keep a watch on their incoming e-mail or can contact the Bank/ Authorised Officer. The Bank will not be liable for wrong e-mail id registered by the bidder or for return of the mail for mailbox being full.

8. **Note of caution for the Bidders:**

Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system / power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment for submitting their bids.

Date: 24/12/2021
Place: Raipur

Chief Manager & Authorised Officer
Bank of Maharashtra