



Annexure- B

BANK OF MAHARASHTRA
(A Govt. of India Undertaking)

Head Office: 'Lokmangal', 1501, Shivajinagar, Pune 411005
Zonal Office: Pune City Zone, 1183/A, 'Yashomangal', 4th Floor, F.C. Road,
Shivajinagar, Pune-411005
Telephone: 020-25573367/3409/3402 Fax: 020-25510385,
Email: cmmarc_pcr@mahabank.co.in, legal_pcr@mahabank.co.in

Authorised Officer's Details: Address: Pune City Zone, 1183/A, 'Yashomangal',
4th Floor, F.C. Road, Shivajinagar, Pune- 411005

Name: Keshaba Panda

E-mail ID: cmmarc_pcr@mahabank.co.in

Mobile No: 9096578045

Landline No (Off): 020-25573367/3397/3409/3402

PUBLIC NOTICE FOR SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT), 2002

The undersigned as Authorised Officer of Bank of Maharashtra has taken over possession of the following properties under Section 13(4) of the SARFAESI Act. 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 BASIS" and "AS IS WHAT IS BASIS".

Name & Address of the Borrower	<p>Borrower: M/s Benchmark Solutions Partnership Firm, 569, Sai Kunj Co-op Housing Society, Near Keasriwada, Narayanpeth, Pune-411030</p> <p>Partners & Guarantors: 1) Mrs. Jasumati Jagdish Raja, 2) Shri Ghanshyam Jagdish Raja, 3) Mrs. Dhruvi Ghanshyam Raja, 4) Shri Kirti Jagdish Raja, 5) Mrs. Kripali Kirti Raja.</p> <p>Guarantor & Mortgagor: Shri Jagdish Dayalal Raja</p> <p>All above R/at 569, Sai Kunj Co-op Housing Society, Near Keasriwada, Narayanpeth, Pune-411030. Also R/at "Pratiksha" Plot No.09, Lane No.10, Nataraj Society second Right from Pratigya Hall, Karvenagar, Pune - 411052</p>
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Credit Facilities and Account Nos.	Cash Credit of Rs .80.00 Lakhs A/c No. 20042104922
Name & Address of the Guarantors/Mortgagors	Guarantor & Mortgagor: Shri Jagdish Dayalal Raja & Mrs. Jasumati Jagdish Raja, All above R/at 569, Sai Kunj Co-op Housing Society, Near Keasriwada, Narayanpeth, Pune-411030. Also R/at "Pratiksha" Plot No.09, Lane No.10, Nataraj Society second Right from Pratigya Hall, Karvenagar, Pune - 411052
Outstanding dues for Recovery of which properties are being sold	Rs.88,33,064.00 (Eighty Eight lakh Thirty Three Thousand Sixty Four Only) plus interest @ 12.75 p.a. with monthly rest on w.e.f. 13/ 08/ 2015, apart from penal interest, cost and expenses.

SCHEDULE OF IMMOVABLE PROPERTIES

All that piece & parcels of land admeasuring 131.60 sq mtrs or 1417.00 sq. ft. bearing sheet No. 39 at CTS/ Survey Nos 3479 situated at Nazul Mohalla, Bhanapeth, Behind Dena Bank, Tah & Dist. Chandrapur. Together with the buildings and structure/residential block constructed thereon i.e. 3750 Sq Ft in aggregate consisting of 14 rooms on three floors & all the fixture annexed thereto Bounded as **East:** Land of Survey No.3491, **West:** Road, **North:** Land of City Survey No. 3480 & 3490, **South:** Land of city Survey No. 3478 & 3477 & 3476. Along with all the rights of way, easements and there deterrments.

Reserve Price - Rs.72.51 lakh

EMD - Rs.7.50 lakh

e-Auction Website	https://www.bankeauctions.com
Date & Time of e-Auction	On 22/06/2017 between 11.00am to 12.00 noon : - with auto extension for 5 minutes in case bid is placed within last 5 minutes
EMD Remittance Details	The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No 60116202193, Name of the A/c: BOM E Auction Deposit Name of the Beneficiary: Bank of Maharashtra A/c.- PROPERTY LOT NO. & NAME OF THE BORROWER (as the case may be) IFS Code: MAHB0000941 or by way of demand draft drawn in



[Handwritten signature]

	favour of Bank of Maharashtra – PROPERTY & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Pune.
Bid Multiplier	20,000/-
Inspection of properties	12/06/2017 to 14/06/2017
Submission of off line bid application with EMD	NA
Date of Demand Notice	17/08/2015

Terms and Conditions

1. E-auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". The auction will be conducted through the Bank's approved service provider **M/s. C1 India Pvt. Ltd** at the web portal <https://www.bankeauctions.com>. E-auction Tender Document containing e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites:
 - a. <https://www.bankeauctions.com>.
 - b. <http://www.bankofmaharashtra.in/>
 - c. <http://tenders.gov.in/>
2. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties 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 Authorised 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 NEFT / RTGS Transfer in the **Account No. 60116202193**, Name of the A/c: BOM E Auction Deposit, Name of the Beneficiary: Bank of Maharashtra A/c.- PROPERTY & NAME OF THE BORROWER (as the case may be) **IFS Code: MAHB0000941** 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 (e-mail ID is absolutely necessary for the intending Bidder) as all the relevant information and allotment of ID & password by **M/s. C1 India Pvt. Ltd** may be conveyed through e-mail.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, self attested copies of (i) proof of Identification (KYC) viz. Voter ID Card/ Driving Licence/ Passport etc., (ii) 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 Authorised



Officer of Bank of Maharashtra, **Zonal Office, Ghanshyam Bhavan, Opp. Police Headquarter, Mul Road, Chandrapur** by 20/06/2017. Scanned copies of the original of these documents can also be submitted to e-mail ID of the Authorised Officer.


6. Names of the Eligible Bidders will be identified by the Bank of Maharashtra, Pune City Zone Address, Place Pin code to participate in online-auction on the portal <https://www.bankcauctions.com>. **M/s. C1 India Pvt. Ltd** will provide User ID & 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. The measurement of properties are approximate and mentioned as per available records however bidders are requested to personally verify at site and also from the records of the Revenue Authorities prior to participating in auction.
8. The e-Auction /bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes. 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.
9. 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 Authorised 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 Authorised 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.**
10. 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 Authorised Officer/Bank nor e-Procurement Technologies Ltd (ETL) 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 interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
11. 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.



12. The Authorised 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 there for.
13. The Sale Certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).
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. Bid form without EMD or with below EMD amount shall be rejected summarily.
16. 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.

Place: Pune
Date: 16/05/2017




AUTHORISED OFFICER
BOM, ARC, Pune City Zone

**AUCTION SALE PROGRAMME
SCHEDULE OF IMMOVABLE PROPERTIES**

All that piece & parcels of land admeasuring 131.60 sq mtrs or 1417.00 sq. ft. bearing sheet No. 39 at CTS/ Survey Nos 3479 situated at Nazul Mohalla, Bhanapeth, Behind Dena Bank, Tah & Dist. Chandrapur. Together with the buildings and structure/residential block constructed thereon i.e. 3750 Sq Ft in aggregate consisting of 14 rooms on three floors & all the fixture annexed thereto Bounded as **East:** Land of Survey No.3491, **West:** Road, **North:** Land of City Survey No. 3480 & 3490, **South:** Land of city Survey No. 3478 & 3477 & 3476. Along with all the rights of way, easements and there detorments.

Reserve Price - Rs.72.21 lakh

EMD – Rs.7.50 lakh

EMD Remittance Details :	Deposit through EFT/NEFT/RTGS Transfer in favour of " EMDs ON ACCOUNT OF E - ACTION" to the credit of, A/C No. 60116202193 with Bank of Maharashtra CFB (941), 2 nd floor 1183/A, 'Yashomangal', F.C. Road, Shivajinagar, Pune-411005 IFSC code- MAHB0000941
Bid Multiplier	: Rs.20,000/- (Rupees Twenty Thousand Only),
Inspection of Properties	: 12/06/2017 to 14/06/2017 from 11.00 a.m. to 5.00 p.m.
Submission of online bids	: 22.06.2017
Last date of submission Of KYC Doc.	: 20/06/2017
Online auction sale	: On 22/06/2017 between 11.00Am to 12.00 noon - with auto extension of five minutes each, if bidding continues, till the sale is concluded.

BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

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Zonal Office: Pune City Zone, 1183/A, 'Yashomangal', 4th Floor, F.C. Road,
Shivajinagar, Pune-411005

Telephone: 020-25573367/3409/3402 Fax: 020-25510385,

Email: cmmarc_pcr@mahabank.co.in, legal_pcr@mahabank.co.in**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

Date: _____

The Authorised Officer,
Bank of Maharashtra
Pune City Zone, 1183/A, 'Yashomangal',
4th Floor, F.C. Road, Shivajinagar, Pune-411005

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.....

Mobilc.....