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Bank of Maharashtra  
 Head Office  
 Lokmangal,1501.Shivajinagar,  
 Pune-5

**PUBLIC NOTICE FOR SALE**

**SALE NOTICE THROUGH E- AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS / GUARANTORS**

SALE NOTICE UNDER SARFAESI ACT, 2002 (HEREAFTER REFERRED TO AS Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (Hereafter referred to as Rules)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below.

Whereas the authorized officer of the bank has decided to sell the properties described herein below on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IT IS BASIS”** under rules 8 & 9 of the said Act, through online public auction.

Borrower/s & Guarantor/s Name & Address	Outstanding Amount (in Rs) (Total due plus interest from) as on 09.09.2014	Description of the property	Inspection Date & Time of the Property	Last date for submission of online Bid	Date, Time of E-Auction	Reserve Price & EMD of the Property
M/s.Devansh Industries, a partnership firm of Mr.Virendra Ganatra and Mr.Bharat Ganatra Address :- FlatNo.3 Prerana Apartments B CHS Ltd. situated at Sane Guruji Nagar, Lokmanya Tilak Cross Road, Mulund (E), Taluka – Kurla, District Mumbai – 400 081  Guarantors :- Mr.Virendra Ganatra  Mr.Bharat Ganatra	Rs. 97533984/- plus future interest thereon @ 15.4 % w.e.f. 09.09.2014	1. Flat No.10, 3 <sup>rd</sup> Floor, Giriraj CHS Ltd., situated on V.B.Phadke Marg, 90 Feet Road, Mulund East, Mumbai Admg 500 sq.ft.built up area	24.02.2016 11:00 AM to 05:00 PM	18.03.2016 03.00 PM	21.03.2016 at 11.30 a.m to 1.30 p.m	Reserve Price Rs.52,00,000/- EMD – Rs.5,20,000/-
		2. Flat No.501, 5 <sup>th</sup> Floor, Gulmohar CHS Ltd., G V Scheme Road No.1, Mulund East, Tal – Kurla, Dist – Mumbai – 400 081 Admg – 876 sq. ft. built up area	24.02.2016 11:00 AM to 05:00 PM			Reserve Price – Rs.1,30,26,400/- EMD – Rs.13,02,640/-
		3. Shop No.18, Ground Floor, Deep Laxmi CHS Ltd., situated at B.I.T Chawl, Agripada, Red Cross Lane, Anand Rao Hospital Road, near MTNL Office and Wockhard Hospital, Opposite Agripada Post Office, Mumbai Central, Byculla	26.02.2016 11:00 AM to 05:00 PM			Reserve Price – Rs.1,90,40,000/- EMD – Rs.19,04,000/-

		(W), Mumbai – 400011			
		Admeasuring 762 sq. ft. built up area			
		4. Flat No.3, Prerana Apartments B CHS Ltd., Sane Guruji Nagar, Lokmanya Tilak Cross Road, Mulund (E), Tal – Kurla, Dist – Mumbai – 400 081	25.02.2016 11:00 AM to 05:00 PM		Reserve Price – Rs.35,03,680/-
		Admeasuring 330 sq. ft. built up area			EMD – Rs.3,50,368/-

**TERMS & CONDITIONS:**

- The auction sale will be `On line E-Auction / Bidding through website <https://bom.auctiontiger.net> on 21.03.2016 from 11.30 A.M to 1.30 P.M with auto extensions of 5 minutes duration each in case bid is placed within last 5 minutes.
- Intending bidders shall hold a valid email address and Digital Signature. For details with regard to E-auction, please contact **M/s E-Procurement Technologies Ltd** at the web portal <https://bom.auctiontiger.net>. For details in this regard, kindly contact Authorised Officer & Chief Manager, Bank of Maharashtra, MSME Branch, Thane Zone; E-mail:bom88@mahabank.co.in; Mobile No. +91-8879600650.
- Bidders are advised to go through the website <https://bom.auctiontiger.net> for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- Prospective bidders may avail online training on e-auction at the web portal <https://bom.auctiontiger.net>
- Tender shall be submitted online only in the prescribed format with relevant details, as available in the website from date of publication.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT to the credit of Account No. **60224112090**, Bank of Maharashtra MSME Branch, IFSC code: **MAHB0000088** before submitting the tender online.
- A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No.) shall be forwarded to the Authorized Officer, Bank of Maharashtra, MSME Branch, Ground Floor, Mahabank Bhavan, B-37, Wagle Industrial Estate, Thane West – 400 604 so as to reach on or before 18.03.2016. (48 hours before the E auction)
- The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹.10,000/- (Rupees Ten Thousand Only).
- The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale in the mode stipulated in clause 6 above. The balance of the bid amount shall have to be deposited within 15 days of acceptance / confirmation of sale conveyed to them.
- The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings,as per details provided by such bidders in the “auction bid form “
- The sale is subject to confirmation by the Bank. If the borrower / guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.
- The property is sold in `As Is Where Is And As Is What Is Condition’ and the intending bidders should make discreet enquiries as regards to any claim, charges on the property of any authority, besides the Bank’s charges and

should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.

13. 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.

14. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.

15. The intending purchasers can inspect the property with prior appointment at his / her expenses on the time and date mentioned above. For inspection of the properties, please contact Authorised Officer, Bank of Maharashtra, MSME Branch, Ground Floor, Mahabank Bhavan, B-37, Wagle Industrial Estate, Thane West – 400 604

16. The sale is subject to the conditions prescribed in the SARFAESI Act / Rules 2002 and the conditions mentioned above.

18. For further details contact the Authorized Officer, Bank of Maharashtra, MSME Branch, Ground Floor, Mahabank Bhavan, B-37, Wagle Industrial Estate, Thane West – 400 604

#### SALE NOTICE TO BORROWERS / GUARANTORS

Dear Sir / Madam,

The undersigned being the Authorized Officer of Bank of Maharashtra is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under.

You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc. in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took possession of the secured assets, more particularly described in the schedule mentioned above and a possession notice was issued, dated 01.07.2015 in English and Marathi Edition of Indian Express and Loksatta News Papers respectively.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place: THANE  
Date: 16.02.2016

Authorized Officer  
Bank of Maharashtra