



## BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

Head Office: 'Lokmangal', 1501, Shivajinagar, Pune 411005

Zonal Office: PCZPlace: Yashomangal, 1183/A, 4<sup>th</sup> floor, F.C Raod, ShivajinagarPin Code 411 005

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### **PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT(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 BASIS and AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

<b>Name &amp; Address of Borrower</b>	<b>Name &amp; Address Guarantors</b>	<b>Outstanding Dues for Recovery of which Property are being sold</b>
<p><b>M/s Creative Mark Engineering Solutions Pvt Ltd.</b> having address at C1/704, Kumar Shantiniketan, Pashan Sus Road, Pune 411 021.</p>	<p>a. Shri. Suneel Madhav Deshpande  b. Smt. Rohini Suneel Deshpande  c. Mr.Madhav Rajaram Deshpande ( since deceased) through legal heirs</p> <p>All above residing at: at 19, Surya Kiran Park, 1181, Shivajinagar, Pune 411 005</p> <p>c. Mr. (late) Narayan Krishna Vaidya  d. Smt. Sudha Narayan Vaidya</p> <p>Both having address at Flat No. 6, Prathamesh Housing Society, Plot No. 34, CTS No. 759/100, Deccan Gymkhana, Pune 411 004</p>	<p>Rs.1,94,35,814.29 ( Rupees One Crore Ninety Four Lakhs Thirty Five Thousand Eight Hundred and Fourteen and Twenty Nine Paise Only) plus interest thereon @ 13.75% for Term Loan and Cash Credit facilities from 01/08/2013 and 01/11/2013 respectively and @ 13.50% for Short Term Loan from 15/07/2013 plus costs, charges and expenses or other incidental charges.</p>

Lot No	<b>Description of properties:</b>  <b>Lot No. 1:</b> Flat No. 19(admeasuring about 992 sq.ft- built up), 2 <sup>nd</sup> floor, Bldg No. A, along with parking area no.19 Surya Kiran Park, Final plot no. 555, C.T S No. 1181, Shivaji Nagar, within registration district Pune Sub registration district of Taluka Haveli within the revenue limit of Taluka Haveli and within the limits of Pune Municipal Corporation.  <b>Lot No.2:</b> Flat No. 6 ( admeasuring about 1067 sq ft- built up), car parking area no.2 at Prathamesh CHS Ltd., C.S No. 759/100 , Final Plot no. 245, of village Bhamburda, Deccan Gymkhana, Shivajinagar, situated within the Registration Sub-district of Pune Municipal corporation limits.	<b>Reserve Price:</b>  <b>Lot No. 1:</b> <b>Rs. 76,82,688/</b>  <b>Lot No.2:</b> <b>Rs. 87,40,477/</b>	<b>Date &amp; Time of e-auction:</b>  17.12.2018  <b>Lot No.1:</b> 10.00 AM to 2.30 11.00 AM.  <b>Lot No. 2:</b> 4.00 PM to 5.00 PM
		<b>EMD Amt.:</b>  <b>Lot No.1:</b> <b>Rs. 7,68,269/</b>  <b>Lot No. 2:</b> <b>Rs. 8,74,047/</b>	Date & Time for submission of request letter of participation / KYC Documents / Proof of EMD etc.  <b>15.12.2018 up to 5.30 PM</b>
		<b>Bid Increase Amount:</b>	
		Rs. 50,000/- ( Rupees Fifty Thousand Only)	with auto extension for 5 minutes in case bid is placed within last 5 minutes
	DM/CMM application filed dated on 23.05.2016 for physical possession.	Symbolic possession taken dated on 12.04.2014	

### **TERMS AND CONDITIONS:**

- 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 auctions will be conducted through the Bank's approved service provider M/s.C1 India Pvt. Ltd. - at the web portal <https://www.bankeauctions.com>. Please visit <https://www.bankofmaharashtra.in/> and on <https://www.bankeauctions.com> for E-Auction Tender Documents containing online e-auction bid form, Declaration, General Terms and conditions of online auction sale. For details in this regard, kindly contact Mr. Ganesh Patil email:[support@bankeauctions.com](mailto:support@bankeauctions.com) Mobile No.9821690968, Helpline no. +91-120-4888888
- The intending bidders should make their own independent inquiries regarding the encumbrances, title of 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. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the *Account No.60116202193*, *Name of the A/c: Bank Of Maharashtra*, E-auction account, *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 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 as all the relevant information from Bank and allotment of ID & Password by the service provider M/s C1 India Pvt Ltd. may be conveyed through e-mail ONLY.
5. The intending bidder should submit the evidence for EMD deposit like UTR number 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. / 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 Dy. General Manager &Authorized Officer of Bank of Maharashtra, Asset Recovery Branch, Agarkar High School Bldg, 2<sup>nd</sup> floor, 144, Somwar Peth, Pune on or before 15.12.2018 by 5.30 PM. Scanned copies of the original of these documents will also be submitted to e-mail id displayed above.
6. Names of the Eligible Bidders, will be identified by the Bank of Maharashtra, Asset Recovery Branch, Somwar Peth to participate in online –auction on the portal <https://www.bankeauctions.com>. M/s C1 India Pvt Ltd will provide User ID and 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.
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 15<sup>th</sup> 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 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.
9. 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 Authorized Officer nor Bank of Maharashtra, nor M/s C1 India Pvt Ltd 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 interest bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
10. 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.
11. 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 there for.

12. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
13. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

This publication is also a mandatory 30 days notice and intimation to the Borrowers / Guarantors / Mortgagors as contemplated in the Act and Rules made there under and they are free to procure better bids for the property under e-auction.

**Date: 14.11.2018**

**Place: Pune**

**Asst. General Manager &  
Authorised Officer  
Asset Recovery Branch, Pune**