

 <p><b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम <b>एक परिवार एक बैंक</b></p> <p>प्र. का. : लोकमंगल, 1501, शिवाजीनगर, पुणे-5 H.O.: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	<p>रायपुर अंचल कार्यालय Raipur Zonal office कृषी विभाग/Agriculture Department प्रथम तल, चावला कॉम्प्लेक्स, साई (देवेंद्र) नगर, रायपुर-492001 1<sup>st</sup> Floor, Chawala Complex, Devendra Nagar-492001 टेली. : 0771-2887674 ई-मेल: creagr_rai@mahabank.co.in</p>	  <p>जनगणना से जल कल्याण</p>
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Ref No. AX49/SARFAESI/PRIVATE TREATY/ARCHANA/HETAUDA/2

Date:- 29/07/2020

### NOTICE OF SALE THROUGH PRIVATE TREATY

#### **Notice of sale through private treaty sale of immovable assets charged to the bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act)**

The Authorized Officer of Bank of Maharashtra has taken over possession of the schedule property U/s 13(4) of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the Terms agreeable to the Bank for realization of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS" .

Name of the owner of the property (Title deed holder)	Description of the Property	Encumbrances known, If any	Reserve Price (Rs.)	Earnest money deposit (RS.)
Mrs. Archana Soni(Singh) W/o Mr. Abhay Kumar Singh	All that part and parcel of the property consisting of under equitable mortgage on Flat No. B-2/402 4 <sup>th</sup> Floor VIP Karishma Apartment 2, Shankar Nagar, Raipur (CG)  Bounded by:-  North :- Open Area South :- Open Area East :- Lobby & Stairs West :- Open Area	Nil	Rs.38,30,000/- (Thirty Eight Lakhs Thirty Thousand Only)	Rs.3,83,000/- (Three Lakhs Eighty Three Thousands Only)

#### **Standard terms and conditions for sale of property through private treaty are as under:-**

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".
2. The purchaser will be required to deposit 25% of the sale consideration on the next

working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.

- 3.** The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
- 4.** Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application.
- 5.** In case of non-acceptance of offer of purchase by the bank, the amount of 10% paid along with the application will be refunded without any interest.
- 6.** 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.
- 7.** The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.
- 8.** The Bank reserves the right to reject any offer of purchase without assigning any reason.
- 9.** In case of more than one offer, the Bank will accept the highest offer. If higher bidder fails to deposit the remaining amount in terms of clause (2) above; then bank may request & accept the second higher offer.
- 10.** The interested parties may contact the Authorized Officer for further details/clarifications and for submitting their application.
- 11.** The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- 12.** Sale shall be in accordance with the provisions of SARFAESI Act/rules.

Date: 29.07.2020

Place: Raipur

Authorized Officer  
Bank of Maharashtra