



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
पावन सचकार का उद्गम
एक परिवार एक बैंक

शाखा - क्रांति चौक शाखा

Branch - Kranti Chowk

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प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5

Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5



एक कदम स्वच्छता की ओर
'स्वच्छता अभियान'
की सफलता हेतु हम प्रतिबद्ध हैं

AD13/Sidhi Engineering/2019-20

Date: 27.02.2020

Terms & Conditions for E Auction Sale Notice No. _____

SI	Branch & Phone No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit	Last date of bid submission with EMD (DD/MM/YY)
1	Kranti Chowk Branch Aurangabad (Mob-9765189966)	M/s Siddhi Engineering Prop: Mrs. Anupama Sanjay Patil	1. Mr. Sanjay Zipru Patil 2. Mrs. Shobha Zipru Patil 3. Mr. Shripad Balwantrao Pande	Rs. 5,96,64,666/- (Rs. Five Crore Ninety Six Lakh Sixty Four thousand Six Hundred and Sixty Six Only) as on 14.06.2018 with interest and expenses applicable	1. Residential Flat No. 3 & 4 (Combined) situated on first floor, Building namely Amruta Apartment, Plot no. 24, CTS no. 16031/1/8, S.No. 46, New Shreya Nagar, Aurangabad. 2. Residential Flat No. 5 situated on first floor, Building namely Amruta Apartment, Plot no. 24, CTS no. 16031/1/8, S.No. 46, New Shreya Nagar, Aurangabad 3. Plot no. 211. Gut no. 117, South City, Village Tisgaon, Taluka and Dist. Aurangabad (No Known Encumbrances)	Physical	Reserve Price 6158700/- EMD/- 615870/- Reserve Price 3477600/- EMD/- 347760/- Reserve Price /- 4200000 EMD/- /420000	27.03.2020 upto 5.00 pm 27.03.2020 upto 5.00 pm 13.03.2020 upto 5.00 pm

- 1) The auction sale will be `Online E-Auction/Bidding through website <https://www.bankeauctions.com> on 16/03/2020 and 30/03/2020 for mentioned properties as above from 11.00 am with unlimited extensions of 5 minutes duration each. Bidders shall improve their offers in multiple of Rs. 25000/- (Rs. Twenty Five Thousand Only) during online bidding for property/ies.
- 2) The Last date for submission of online Bid is 13/03/2020 and 27/03/2020 respectively for the properties mentioned above till 5.00 PM.
- 3) Bidders are advised to go through the website https://www.bankofmaharashtra.in/properties_for_sale for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- 4) The Bidders are required to register register with the auctioneer company (Service Provider) for bidding in e auction as per the requirement of the Auctioneer Company.
- 5) Interested bidders should have a valid email ID and must have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves. Neither the Authorised Officer nor Bank of Maharashtra nor the auctioneer company 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.
- 6) Prospective bidders may avail online training from website: www.c1india.com and <https://www.bankeauctions.com>. Contact person: Mr. Hareesh Gowda Mob: 9594597555, email: hareesh.gowda@c1india.com
- 7) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 8) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 9) All persons participating in the E Auction should submit sufficient and acceptable KYC proof of their identity, residence address and copy of PAN/TAN cards etc. The bidders should upload scanned copies of PAN card and proof of residential address for submitting e-tender. The bidders other than individuals should also upload proper mandate for bidding.
- 10) Wherever E-Auction is being held on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" after taking symbolic possession of the properties, successful bidder/s shall have to get physical possession of the properties at his/their own cost, risk & responsibility. Though

the Bank will facilitate in taking possession by obtaining orders from the competent authorities. The Physical possession of the property shall be handed over to the Successful bidder only after getting it from the Borrower/Mortgagor. The Bank shall neither be responsible for any delay in this regard nor liable for payment of any interest on the deposited amount.

- 11) To the Best of knowledge and information of the Bank, there is no encumbrance on any property. However, the Bidder/s has to satisfy himself about the details of property before submitting their bids/taking part in e-auction sale proceedings. The bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The Bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues of the Municipal Corporation/ local authority/ Co-operative Housing Society or any other dues, taxes, levies, fees/transfer fees if any, in respect of and/or in relation to the sale of the said property. Successful bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- 12) The intending Bidders are required to deposit Earnest Money Deposit (EMD) amount either through NEFT / RTGS to the credit of 60112193918 with Bank of Maharashtra, Kranti Chowk Branch, IFSC Code MAHB0000301 before submitting the tender online . The said EMD shall be adjusted towards final bid amount in the case of highest bidder. In respect of other unsuccessful bidders the EMD will b refunded without interest through RTGS / NEFT to the account from which it was received.
- 13) Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. A copy of the tender form along with the enclosures submitted online (mentioning UTR Number and also the account details through which EMD is deposited) shall be forwarded to the Chief Manager, Bank of Maharashtra , Kranti Chowk Branch Aurangabad Zone, so as to reach before 5.00 pm on 27.03.2020 for properties at sr. no. 1 & 2 and before 5.00 pm on 13.03.2020 for property at sr. no. 3.
- 14) The successful bidder, on acceptance of bid price by the Authorised Officer, shall have to deposit 25% of the sale price (including Earnest Money Deposit already paid in the account mentioned in para no. 12 above through RTGS/NEFT immediately on closure of the e-auction sale proceedings on the same day or by the next working day of E-auction sale in the Current Account No. 60112193918; Name of the A/c: Vendor Parking; Bank of Maharashtra, Kranti Chowk Branch; IFS Code: MAHB0000301. The bidder shall mention the Property details/ Lot No. and his/her name for proper identification of the amount remitted. The balance of the bid amount shall have to be deposited on or before the Fifteenth Day of confirmation of Sale as per the rule mentioned under the SARFAESI Act, 2002.


- 15) In the event of any default in the payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the Successful Bidder, the Bank shall be entitled to forfeit all the monies till then paid by the Successful bidder and put up the property in question for resale/disposal in its absolute discretion, and the defaulting Successful bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- 16) In respect of other/unsuccessful bidders, the EMD will be refunded without interest through Bidder Global EMD Wallet to the account from which it is received.
- 17) The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses on **12.03.2020 between 11 AM TO 4.00 PM (For properties at sr. no. 1 & 2 and on 12.03.2020 between 11 AM TO 4.00 PM (For properties at sr. no.3.** For prior appointment please contact Chief Manager, Kranti Chowk Branch email: brmgr301@mahabank.co.in, phn: 0240-
- 18) Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- 19) 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 Authorised Officer.
- 20) On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized officer shall issue a certificate of sale of the said property in favor of the successful bidder/purchaser in the form given in Appendix-V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender is submitted.
- 21) The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per the law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc. will be the responsibility of the successful bidder only.
- 22) In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, the Bank shall be entitled to forfeit all the monies till then paid by the successful bidder and put up the property in question for resale/disposal in its absolute discretion, and the defaulting successful bidder shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- 23) The Authorised Officer or the Secured Creditor shall not be responsible for payment of any interest on deposited amount due to Cancellation/ Modification/ Stay/ litigation/ Court Order etc.


- 24) 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.
- 25) 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.
- 26) This publication is also thirty day's notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors for properties at sr. no. 1 & 2 and fifteen day's notice to the above borrowers and guarantors for properties at sr. no. 3..
- 27) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 28) The Borrowers attention is invited to the provisions of Sub-Section 8 of Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of time available, to redeem the Secured assets.
- 29) Disputes, if any, shall be within the jurisdiction of DRT, **Aurangabad** only.
- 30) Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank of Maharashtra nor the Service Provider will be responsible for any lapses/failure (Internet failure, power failure etc.).

Place: Aurangabad
Date: 27.02.2020


Authorized Officer
Bank of Maharashtra
Aurangabad Zone



* The terms and conditions are only illustrative and the authorized Officer is at liberty to put such other terms and conditions as deemed fit.