

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

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|  <p>बँक ऑफ महाराष्ट्र Bank of Maharashtra जल सत्याग से जल कल्याण</p> | <p>Mumbai Zonal Office मुंबई अंचल कार्यालय जनमंगल, ४५/४७, मुंबई समाचारमार्ग, फोर्ट, मुंबई-४०००२३ टेलीफोन/TEL : ०२२- २२६७५८९९ फॅक्स/ FAX : ०२२ - २२६६४६४७ ई-मेल/e-mail : recovery_mcr@mahabank.co.in</p> |   <p>जनगणना से जल कल्याण</p> |
| | <p>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p> | |

Terms and Conditions of E- Auction Sale Notice No. BOM/MCZ/FEB/2021 for sale of assets through online e-auction on 10/02/2021 under SARFAESI Act.

| Lot No | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
|--|---|---|---|-----------------------|
| 1 | Borrower: M/s. Shalimar Crackers, Prop. Mr. Haresh Bakshomal Kundnani Guarantor: i) Mr. Jagdish Bakshomal Kundnani, ii) Mr. Rajesh Bansilal Sharma. | Shop No. 1, 2, 3 & 4, Ground, Mezanine and First floor in building known as Gajanand Market, constructed on land bearing CTS No. 29404 & 29405, Barrack No. 2002, Sheet No. 76, Ward No. 56, Ulhasnagar 5, Tal. Ulhasnagar, Dist. Thane. Area admeasuring 520 sq. ft. each (built up) total 2080 sq. ft. built up. | Rs.95,00,000/- | Rs.9,50,000/- |
| | | | Bid Increment | Rs.50,000/- |
| | | | Physical Possession | |
| | | | Date of E-Auction | 10/02/2021 |
| | | | Time of e-auction: 12.00 pm to 1.00 pm with unlimited extension of 10 minutes each | |
| Outstanding Amount:- Rs.1,94,67,406/- plus unapplied interest thereon @ 13.25% plus penal interest 2% w.e.f. 14/07/2015, incidental expenses, costs, charges incurred / to be incurred. | | | | |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | |
| Date & Time of inspection on 22/01/2021 at 11.00 a.m. to 3.00 p.m. (on prior appointment) | | | | |
| 2 | Borrowers/Guarantors/Name & Address: Borrower: M/s. Brindavan Energy & Infra Pvt. Ltd. Director & Guarantor: i) Mrs. Satyajyoti Rao Vaddadi. ii) Mr. Prashant Rao Vaddadi iii) Mr. Kameshwar Rao Vaddadi. iv) Mrs. Deepa Rao Vaddadi | Office premises at Unit No. 7, 1 st floor, Neelkanth Shopping Arcade Premises Co.-op. Soc. Ltd., Plot No. 39, CTS No. 918, 918/1-6, R.C. Marg, Chembur, Mumbai - 400 071. Area admeasuring 315 sq.ft. built up. | Rs.67,72,500/- | Rs.6,77,250/- |
| | | | Bid Increment | Rs.50,000/- |
| | | | Physical Possession | |
| | | | Date of E-Auction | 10/02/2021 |
| | | | Time of e-auction: 11:00 am to 12:00 noon with unlimited extension of 10 minutes each | |
| Outstanding Amount:- Rs.2,80,30,352.39 plus interest thereon w.e.f. 29.03.2017, incidental | | | | |

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

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| Name of Bidder | Signature of Bidder | Date |
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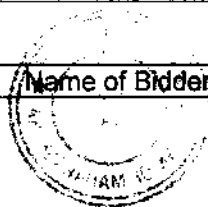


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| expenses, costs, charges incurred / to be incurred, minus recovery thereafter. | | | | | | |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | | | |
| Date & Time of inspection on 25/01/2021 at 11.00 a.m. to 3.00 p.m. (on prior appointment) | | | | | | |
| 3 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit | | |
| | Borrower:- M/s. Almighty International Logistics (India) Pvt. Ltd. Directors: i) Mr. Ganesh Ram Salve ii) Mr. Sandesh Ram Salve Guarantor: i) Mr. Ram Salve | Property No.1: Shop Nos. 17 & 18 on Ground Floor admeasuring 857 sq. ft. (built up) with Mezzanine Floor admeasuring 416 sq. ft. (built up) at NavVyaparBhavan Premises Co-op. Soc. Ltd., 49, Elphinstone Estate, P.D.Mello Road, Carnac Bunder, Masjid East, Mumbai – 400 009. | Rs. 2,93,94,000/- | Rs.29,39,400/- | | |
| | | | Bid Increment | Rs. 50,000/- | | |
| | | | Physical Possession | | | |
| | | | Date of E-Auction | 10/02/2021 | | |
| | | | Time of e-auction: 12:00 noon to 1.00 pm with unlimited extension of 10 minutes each | | | |
| | | | Reserve Price | Rs. 27,65,000/- | Earnest Money Deposit | Rs. 2,76,500/- |
| | | | Bid Increment | Rs. 50,000/- | | |
| | | | Physical Possession | | | |
| | | | Date of E-Auction | 10/02/2021 | | |
| | | | Time of e-auction: 11:00 am to 12.00 noon with unlimited extension of 10 minutes each | | | |
| | Outstanding Amount:- Rs. 3,39,35,732.21 plus unapplied interest @ 13.70% p.a. from 31.01.2017, incidental expenses, costs, charges incurred / to be incurred. | | | | | |
| | Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | | |
| | Date & Time of inspection on 01/02/2021 at 11.00 a.m. to 3.00 p.m. | | | | | |
| | 4 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit | |
| Borrower: M/s Morakhia Impex Pvt. Ltd. Guarantor: i) Mr. Bharat R. Morakhia ii) Mr. Shripal R. Morakhia iii) Mr. Shrenik A. Morakhia iv) Mr. Tushar A. Morakhia v) Mr. Chirag A. Morakhia | | Three plots along with all the piece and parcel of Land admeasuring 1392 sq. mtr. with residential bungalow constructed thereon admeasuring 199.58 sq. mtr. (Built up) in RETREAT CO-OP HSG. SOC. LTD., at Building Site No 24 Plinth Mumnicpal No. 23, Building Site No 25 Plinth Mumnicpal No. 24, Building Site No 26 Plinth Mumnicpal No. 25, Survey No. 135, Site Plan No. 2, Village Lonavala, Old Khandala Road, Lonavala, Dist Pune | Rs. 2,02,86,320/- | Rs. 20,28,632/- | | |
| | | | Bid Increment | Rs. 50,000/- | | |
| | | | Physical Possession | | | |
| | | | Date of E-Auction | 10/02/2021 | | |
| | | | Time of e-auction: 12:30 pm to 1.30 pm with unlimited extension of 10 minutes each | | | |

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

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| Name of Bidder | Signature of Bidder | Date |
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| <p>Out Standing Amount:Rs. 3,03,66,000.00plus unapplied interest from 07.07.2014 minus recovery if any plus all costs, charges and expenses or other incidental charges thereof.</p> | | | | |
| <p>Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m.</p> | | | | |
| <p>Date & Time of inspection on 30/01/2021 at 11.00 a.m. to 3.00 p.m. (on prior appointment)</p> | | | | |
| 5 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
| | <p>Borrower: M/s Kuldeep Infrastructure Pvt. Ltd.</p> <p>Guarantors: i. Mr. Jayshankar R Mishra ii. Mr. Gyanshankar R Mishra iii. Mr. Shekhar A Jadhav iv. Mr. Amit Bipin Shah</p> | <p>All that piece and parcel of Row House No. 4, Ganesh Villa, Plot No. 27, Sector No. 26, Parsik Hill, Near Mayor's Bunglow, C.B.D. Belapur, Navi Mumbai- 400 614 admeasuring 2405 sq. ft. (Built up)</p> | Rs. 1,08,22,500/- | Rs. 10,82,250/- |
| | | | Bid Increment | Rs.50,000/- |
| | | | Physical Possession | |
| | | | Date of E-Auction | 04/02/2021 |
| | | | <p>Time of e-auction:12.00 noon to 1.00 pm with unlimited extension of 10 minutes each</p> | |
| | <p>Out Standing Amount:Rs. 1,48,36,173.00 plus unapplied interest from 15.05.2014 minus recovery if any plus all costs, charges and expenses or other incidental charges thereof.</p> | | | |
| <p>Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m.</p> | | | | |
| <p>Date & Time of inspection on 30/01/2021 at 11.00 am to 3.00pm.</p> | | | | |
| 6 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
| | <p>Borrower: M/s Pinrap Packaging Pvt. Ltd.</p> <p>Guarantors: a. Shri Rang BehariBhoot, b. Shri AbhishekBhoot c. Shri PuneetBhoot d. SmtNutanBhoot e. Giriraj Packaging Solutioins (Prop: Rang BihariBhoot)</p> | <p>All that piece and parcel of Industrial Shed/ Structures along with Land bearing Gut No. 265, Paiki 126/2, 127/1,2 admeasuring 1.20 Hectares i.e. 12000 sq. mtr. At Village Kalamgaon, TalukaShahpur, Near Hotel Hill Top, Opposite Bharat Spring Limited, Mumbai- Agra National Highway, Dist Thane- 421 301</p> | Rs. 2,58,12,518/- | Rs.25,81,260/- |
| | | | Bid Increment | Rs.50,000/- |
| | | | Physical Possession | |
| | | | Date of E-Auction | 10/02/2021 |
| | | | <p>Time of e-auction:1.00 pm to 2.00 pm with unlimited extension of 10 minutes each</p> | |
| | <p>Outstanding Amount:Rs. 3,20,84,374.89 plus unapplied interest from 01.01.2015 minus recovery if any plus all costs, charges and expenses or other incidental charges thereof.</p> | | | |
| <p>Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m.</p> | | | | |
| <p>Date & Time of inspection on 29/02//2021 at 12.00 noon to 3.00 p.m. (on prior appointment)</p> | | | | |
| 7 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
| | <p>Borrower :- M/s. Alpha Marine Services</p> | <p>Property No. 1 : Office Premises No. 1,</p> | Rs. 34,18,200/- | Rs. 3,41,820/- |

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| Name of Bidder | Signature of Bidder | Date |
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| | Partners : i) Mrs. ZarinaHasanKutchi ii) Mrs. Halima IlyasKutchi | Building R1 & R2, Jai Hind CHSL, Mahatma Phule Road, Chedani Village, Near Dargah, Thane (West) – 400601, admeasuring 360 sq. ft. (Carpet) | Bid Increment | Rs.50,000/- | |
| | Guarantor : i) Mr. Iqbal HasanKutchi ii) Mr. Ismail HasanKutchi | | Property No. 2 : Office Premises No. 4, Building R1 & R2, Jai Hind CHSL, Mahatma Phule Road, Chedani Village, Near Dargah, Thane (West) – 400601, admeasuring 196 sq. ft. (Carpet) | Physical Possession | |
| | | | | Date of E-Auction | 10/02/2021 |
| | | | | Time of e-auction:11.00 am to 12.00 noon with unlimited extension of 10 minutes each | |
| | | | | Reserve Price | Earnest Money Deposit |
| | | | | Rs. 18,61,020/- | Rs. 1,86,200/- |
| | | | | Bid Increment | Rs.50,000/- |
| | | | | Physical Possession | |
| | | | | Date of E-Auction | 10/02/2021 |
| | | | | Time of e-auction:12.00 noon to 1.00 pm with unlimited extension of 10 minutes each | |
| Outstanding Amount:-Rs. 3,82,03,327/- plus unapplied interest from 01.05.2013 minus recovery if any plus all costs, charges and expenses or other incidental charges thereof. | | | | | |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | | |
| Date & Time of inspection on 01/02/2021 at 11.00 a.m. to 3.00 p.m. | | | | | |
| 8 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit | |
| | Borrower : M/s. Surya Traders. Late Subbayya E Gambhir Proprietor of M/s. Surya Traders through his legal heir Mr. RavindraSubbayaGambhir (as per knowledge of the Bank) Guarantor : Mr. RavindraSubbayyaGambhir | Unit No. S – 202, 2 nd floor, Raghuleela Mall, Off S V Road, Near Poisar Bus Depot, Kandivali (West), Mumbai – 400067. Area admeasuring 368 sq. ft. carpet. | Rs. 79,48,000/- | Rs. 7,94,800/- | |
| | | | Bid Increment | Rs.50,000/- | |
| | | | Physical Possession | | |
| | | | Date of E-Auction | 10/02/2021 | |
| | | | Time of e-auction:1.00 pm to 2:00 pm with unlimited extension of 10 minutes each | | |
| | | | Outstanding Amount :-Rs. 3,52,27,175 plus interest thereon w.e.f. 21.01.2017, incidental expenses, costs, charges incurred / to be incurred minus recovery thereafter. | | |
| | | | Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | |
| | | | Date & Time of Inspection of Property on 29/02/2021 at 11.00 a.m. to 3.00 p.m. | | |

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| We have carefully gone through terms and conditions for e-auction and unconditionally accept it. | | |
| Name of Bidder | Signature of Bidder | Date |

Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

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| 9 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit | |
| | Borrower : i. M/s. Archdeep Interior Infra Pvt. Ltd. ii. Mr. Archie Abraham | Flat No. 601 & 602, 6 th floor, Green Acres C.H.S.Ltd., Building no. 1/A, Plot No. 325, Lokhandwala Complex, Village Oshiwara, Andheri (W.), Mumbai – 400 053. Area adm. 1875 sq.ft. built up. | Rs. 4,96,87,500/- | Rs. 49,68,750/- | |
| | | | Bid Increment | Rs. 50,000/- | |
| | Physical Possession | | | | |
| | Date of E-Auction | | 10/02/2021 | | |
| | Time of e-auction:12.00 noon to 1.00 pm with unlimited extension of 10 minutes each | | | | |
| | Guarantors : M/s. Archdeep Interior Infra Pvt. Ltd. 1. Mr. Kaniyarkuzhiyil Luka Abraham (Director/Guarantor) 2. Mrs. LizyKaniyarkuzhiyil Abraham (Director/Guarantor) 3. Mr. Archie Abraham (Guarantor) 4. Mrs. Esther Abraham (Guarantor) | | | | |
| | Mr.Archie Abraham} Borrower in Housing loan Mrs. Esther Abraham} Co-borrower in Housing loan. | | | | |
| | Out Standing Amount: M/s. Archdeep Interior Infra Pvt. Ltd. On 24/06/2016 for Rs. 5,59,52,039/- plus future interest applicable thereon from 25/06/2020, plus all costs, charges and expenses or other incidental charges thereof. Mr. Archie Abraham On 24/06/2016 for Rs. 1,47,88,321/- plus future interest applicable thereon from 25/06/2020, plus all costs, charges and expenses or other incidental charges thereof. | | | | |
| | Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | |
| Date & Time of inspection on 25/01/2021 at 11.00 am to 3.00pm. | | | | | |
| 10 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit | |
| | Borrower: M/s. Shree Lakshmi Enterprises Partners/Guarantors: i. Shri. BabuShivasubramanian ii. Mrs. VennilaShivasubramanian | Flat no. 6, 1 st floor, Shiv Kripa CHSL, Opp. St. Mary's Convent, Nahur Road, Mulund (West), Mumbai – 400 080. Area adm. 630 sq.ft. carpet. | Rs. 1,20,96,000/- | Rs. 12,09,600/- | |
| | | | Bid Increment | Rs. 50,000/- | |
| | Physical Possession | | | | |
| | Date of E-Auction | | 10/02/2021 | | |
| | Time of e-auction:1.00 pm to 2:00 pm with unlimited extension of 10 minutes each | | | | |
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We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

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| Name of Bidder | Signature of Bidder | Date |
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Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

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| Out Standing Amount: Rs. 1,65,32,489.45 plus unapplied interest from 15.11.2018 minus recovery if any plus all costs, charges and expenses or other incidental charges thereof. | | | | |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | |
| Date & Time of inspection on 02/02/2021 at 11.00 a.m. to 3.00 p.m. | | | | |
| 11 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
| | Borrower: Perfect Soya Protein Concentrates Pvt. Ltd Guarantors: 1. Mr.RajkishoreManiyar 2. Mr. Sandeep Maniyar. 3. Mrs. LeeladeviManiyar. 4. Mrs. SunitaManiyar | All that piece and parcel of Flat No. 01, Ground floor, in the Building known as 'JALADARSHAN' (also called "B - 4 of Municipal Officers Worli C.H.S. Ltd"), Narayan Pujari Nagar / Municipal Colony, Abdul Gaffar Khan Road, Bearing C.S. No. 5 (pt) of Worli Division, Worli , Mumbai - 400 018, admeasuring 725 SQ. FT. | Rs. 2,15,32,500/- (Rupees Two Crore fifteen Lakhs thirty two thousand five hundred only) Bid Increment | Rs. 21,50,000/- (Rupees Twenty one lakhs fifty thousand only) Rs.1,00,000/- (Rupees One Lakh only) |
| Physical Possession | | | | |
| | | | Date of E-Auction | 10/02/2021 |
| Time of e-auction: 12:00 noon to 1.00 pm with unlimited extension of 10 minutes each | | | | |
| Outstanding Amount :- Rs. 8,92,82,006/- (Rs. Eight Crore Ninety Two Lac Eighty Two Thousand Six only) as on 22/07/2015 plus interest and expenses w.e.f. 23/07/2015; less recovery, if any | | | | |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | |
| Date & Time of Inspection of Property on 04/02/2021 at 11.00 a.m. to 3.00 p.m. | | | | |
| 12 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
| | Borrower: M/s Axis garment Designers Guarantors: 1. Mr.AvinashDagduGai kwad 2. Mr RajendraDhondumanj arekar 3. Mrs. RevatiRajendraManjar ekar 4. Mrs.RashmiBaiju Gupta | Gala No. 473/1, 473/2, 472/6, & 472/7 Each admeasuring about (built-up) 2000 sq. ft. i.e. 185.87 sq. meters on Ground Floor constructed on land bearing Survey No 13, Hissa No. 3, Survey No. 14 at Village Kambe within the limits of GrampanchayatKambe, TalukaBhiwandi, District Thane, Sub Division and Sub Registration Office Bhiwandi and Division and District Thane | Rs. 44,22,000/- (Rupees Forty Four Lac Twenty Two Thousand only) Bid Increment | Rs. 4,42,000/- (Rupees FourLacForty Two Thousand Only) Rs.1,00,000/- (Rupees One Lakhs only) |
| Physical Possession | | | | |
| | | | Date of E- Auction | 10/02/2021 |
| Time of e-auction:12.00 noon to 1.00 pm with unlimited extension of 10 minutes each | | | | |
| Out Standing Amount: Rs. 8,01,24,484/- (Rupees Eight Crore One Lac Twenty Four Thousand | | | | |

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

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| Name of Bidder | Signature of Bidder | Date |



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| Four Hundred and Eighty Four only) plus unapplied interest @ 13.75% p.a. (Base rate + 3.50%) with monthly rest w.e.f. 01.03.2015 plus all costs, charges and expenses or other incidental charges thereof, less recovery if any. | | | | |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | |
| Date & Time of inspection on 29/01/2021 at 11.00 am to 3.00pm. | | | | |
| 13 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
| | Borrower: M/s J M Ferro Alloys Ltd- Mr. CharanjeetHardayal Mehta (Director No 1) Guarantors: 1. Mrs. Jyoti Dinesh Mehta 2. Mr. Dinesh Mehta 3. Mr. DilipVerma | Office No 904, 9 th Floor, Dev Corpora, village Panchpakadi, Thane admeasuring 4045 sqft built up area. | Rs. 2,94,00,000/- | Rs. 29,40,000/- |
| | | | Bid Increment | Rs. 1,00,000/- |
| | Physical Possession | | | |
| | Date of E- Auction | | 10/02/2021 | |
| | Time of e-auction: 1.00pm to 2.00 pm with unlimited extension of 10 minutes each | | | |
| Out Standing Amount: Rs. 17,09,24,717.00/- (Rupees Seventeen Crore Nine Lac Twenty Four Thousand Seven Hundred and Seventeen only) plus unapplied interest @ 15.65 % p.a.w.e.f. 24/10/2016 plus all costs, charges and expenses or other incidental charges thereof less recovery if any. | | | | |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. | | | | |
| Date & Time of inspection on 27/01/2021 at 11.00 a.m. to 3.00 p.m. | | | | |
| 14 | Borrowers/Guarantors/Name & Address: | Description of Property. | Reserve Price | Earnest Money Deposit |
| | Borrower 1:- M/s Morya Fashions (Partnership firm) Guarantor: 1. Mrs. Hemakshi Rajesh Ganatra, 2. Miss Pooja Rajesh Ganatra 3. Rajesh KeshavjiGanatra Borrower 2:- M/s Pooja Fashion (Partnership firm) Partners: 1. Miss Pooja Rajesh Ganatra 2. Rajesh KeshavjiGanatra Guarantor: Mrs. Hemakshi Rajesh Ganatra Borrower 3:- Mr. Rajesh KeshavjiGanatra | Flat no.1201 adm. area carpet 750 Sq Ft (69.70 SqMtrs) and Flat no.1202 adm. area carpets 750 Sq Ft (69.70 SqMtrs) on 12th Floor of A- Wing of the Daivat CHS at 'KalpNagari' at City Survey No. 10, 10/1 to 29 and 11 at Balarajeshwar Road Mulund (W) Mumbai400080. Both flats are merged total admeasuring area about 1500 Sq Ft | Rs. 2,45,00,000/- | Rs.24,50,000/- |
| | | | Bid Increment | Rs. 50,000/- |
| | Physical Possession | | | |
| | Date of E- Auction | | 10/02/2021 | |
| | Time of e-auction: 1.00 pm to 2:00 pm with unlimited extension of 10 minutes each | | | |
| Outstanding Amount:- • M/s Morya Fashions Rs.1,93,63,218.80 plus unapplied interest from 04/04/2018 for CC and Rs.14,57,422/- plus unapplied interest from 04/04/2018 for TL. • M/s Pooja Fashion | | | | |

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

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| Name of Bidder | Signature of Bidder |
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Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

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| Rs.5,59,92,983/- plus unapplied interest from 03/04/2018. • Mr. Rajesh Keshavji Ganatra Rs.1,12,25,147/- plus interest thereon at contractual rate w.e.f.11/07/2018. |
| Date & Time for submission of request letter of participation/KYC Documents/Proof of EMD etc. up to 08/02/2021 before 3:00 p.m. |
| Date & Time of inspection on 30/01/2021 at 11.00 a.m. to 3.00 p.m. |

1. For lot number 13, sale is subject to S.A. No. 174 of 2018 filed by borrower in DRT 3. In the same lot i.e. lot number 13, the builder had claimed outstanding maintenance of Rs.18,58,705/- and TMC had claimed Rs 6,73,394 towards Property Tax. There may be further dues, which are not known.
2. For lot No 11: a) As per letter dated 22.07.2019 received from the Chairman of the Housing Society, either Mrs. Leeladevi Maniyar & Mrs. Sunita Maniyar or Bank should pay the charges for conformation & Restoration of the said property to its original position. As per the letter received from the Chairman of the housing society, it is informed that Mrs. Leeladevi Maniyar & Mrs. Sunita Maniyar are willing to pay the charges. b) As per letter dated 22.07.2019 received from the Co-operative Housing Society, it is being informed that The Municipal Corporation of Greater Mumbai has issued a notice & instructed the society that transfer of the property will be allowed only for employee of The Municipal Corporation of Greater Mumbai. We have obtained legal opinion from our paneled advocate and our advocate opined that under explicit provision of section 35 of SARFAESI Act 2002, the act will have an overriding effect notwithstanding anything inconsistent contained in any other law for the time being in force. The provisions of the SARFAESI Act has an overriding effect on all other laws. The SARFAESI Act being a central legislation overrides all STATE LEGISLATIONS / ACTS and the rules and regulations framed there under. Advocate concluded his opinion mentioning that bank can conclude the sale of the said flat without obtaining any permission from Municipal Corporation of Greater Mumbai. In view of the above, bank has decided to conduct e-auction of the captioned property in concurrence with the opinions of advocate. c) As per the bill dated 02.03.2020 received from the Chairman of the Housing Society, Maintenance & other charges amount of Rs. 50,503/- (Rs. Fifty Thousand Five Hundred Three only) is outstanding as of 31.03.2020. There may be further dues after 31/03/2020, which are not known.

1. Nature and Object of Online Sale:

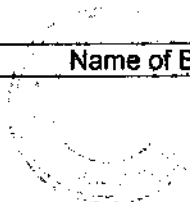
- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
 - b. The sale is governed by the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.
2. (a) The auction sale will be 'Online E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 10/02/2021 for mentioned property from 12:30 pm to 1:30 pm with unlimited extension of 5 minutes each. Bidders shall improve their offers in multiple of Rs. 50,000/- (Rs. Fifty Thousand Only) for Lot No. 1 to 10 and Lot No. 14 and shall improve their offers in multiple of Rs. 1,00,000/- (Rs. One Lakh Only) for Lot No. 11, 12 & 13 during online bidding for properties.

(b) Inspection Date & Time:

- | | |
|----------------|---|
| For Lot No. 1: | 22/01/2021 between 11:00 noon and 3:00 p.m.(Prior Appointment) |
| For Lot No. 2: | 25/01/2021 between 11:00 a.m. and 3:00 p.m. (Prior Appointment) |
| For Lot No. 3: | 01/02/2021 between 11:00 a.m. and 3:00 p.m. |
| For Lot No. 4: | 30/01/2021 between 11:00 a.m. and 3:00 p.m. |
| For Lot No. 5: | 30/01/2021 between 11:00 a.m. and 3:00 p.m. |
| For Lot No. 6: | 29/02/2021 between 12:00 noon and 3:00 p.m. (Prior Appointment) |
| For Lot No. 7: | 01/02/2021 between 11:00 noon and 3:00 p.m. |
| For Lot No. 8: | 29/02/2021 between 11:00 noon and 3:00 p.m. |
| For Lot No. 9: | 25/01/2021 between 11:00 noon and 3:00 p.m. |

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

| | | |
|----------------|---------------------|------|
| Name of Bidder | Signature of Bidder | Date |
|----------------|---------------------|------|



Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

- For Lot No. 10: 02/02/2021 between 11:00 noon and 3:00 p.m.
- For Lot No. 11: 04/02/2021 between 11:00 noon and 3:00 p.m.
- For Lot No. 12: 29/01/2021 between 11:00 noon and 3:00 p.m.
- For Lot No. 13: 27/01/2021 between 11:00 noon and 3:00 p.m.
- For Lot No. 14: 30/01/2021 between 11:00 noon and 3:00 p.m.

- (c) The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction from e-Bikray- IBAPI portal (<https://www.ibapi.in>) of from Bank of Maharashtra portal <http://www.bankofmaharashtra.in/proposal.asp>
- (d) The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and e-mail id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his wallet , the interested bidder will be able to bid on the date of e-auction.
- (e) Platform (<https://www.mstcecommerce.com>) for e-auction will be provided by e auction service provider M/s MSTC Limited having its Registered office as at 225-C, A.J.C Bose Road, Kolkatta-700020 (contact Phone & Toll Free Numbers 07+-41072412/411/413 or 18000-103-5342). The intending Bidders/ Purchasers are required to participate in the e-auction process at e-auction service provider's website (<https://www.mstcecommerce.com>).
- (f) In case of any difficulty or need of assistance before or during the e-auction process may contact authorised representative of our e-auction service provider (<https://www.mstcecommerce.com>). Details of which are available on the e-auction portal. This service provider will also provide online demonstration/ training on e-auction on the portal.
- (g) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.

3. Caution to bidders:

- a. Property is being sold on **"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS BASIS"** after taking Physical possession of the properties.
- b. 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.
- c. 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 to 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.
- d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- e. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
- f. It is the responsibility of the intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
- g. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

4. Inspection of Property/Immovable Assets:

- a. The intending purchasers can inspect the property/ies at his/her own expenses on the date(s)

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| We have carefully gone through terms and conditions for e-auction and unconditionally accept it. | | |
| Name of Bidder | Signature of Bidder | Date |



Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

given in the public sale notice, and on any other date at the discretion of Authorised Officer with prior appointment. For prior appointment please contact Mr. Rajan. K. Bakalkar Ph.: 9892193050; Mr. Paras B. Sonare Ph.: 9028199476, Mr. Mayuresh H. Tulaskar Ph.: 8956375242; Mr. Vinayak S. Sahasrabudhe Ph.: 9819580229; Mr. Aditya Kumar Talukdar Ph.: 9435382970, Kanchanlata Pandey Ph.: 9766340338; Mr. Rohit Sahasrabudhe Ph.: 7045786088, Mrs. Megha Jaulkar, Ph: 8424038477, Ms. Nikita Chaturbhuj Ph: 9987360115, Mr. Mayuresh Goregaonkar 9867705436, Mr. Kundal Mitra 9681065553, Mr. Yogesh Dingankar, Ph: 9820775594 Mrs. Simmi Kumari Ph: 7002385710

- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

5. Inspection of Title Deeds:

- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with the Bank.

6. Submission of bid forms:

- a. Bids shall be submitted online only before the last date and time given in the sale notice.
- b. 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.
- c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
- d. Bids form shall be duly filled in with all the relevant details. All persons participating in the E Auction should submit sufficient and acceptable 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, while submitting e-tender. The bidders other than individuals should also upload proper mandate for e bidding..
- e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
- g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

7. Earnest Money Deposit (EMD):

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document. Earnest Money Deposit (EMD) amount shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The EMD shall not bear any interest.
- b. 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. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
- c. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- d. Bid form without EMD shall be summarily rejected.
- e. All details regarding remittance of EMD shall be entered in the bid form.
- f. EMD, either in part or in full, is liable for forfeiture in case of default.

We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

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| Name of Bidder | Signature of Bidder | Date |
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Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

8. Bid Multiplier:

- a. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale.

9. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

10. Online Bidding:

- a. The secured asset will not be sold below reserve price.
- b. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- c. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- d. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- e. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD in full will be forfeited.

11. Declaration of successful bidder:

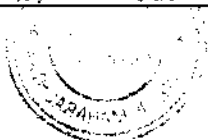
- a. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our referred service provider through SMS/email. (On mobile no./e-mail address given by them/ registered with the service provider).
- b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- c. All intimations to bidders/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

12. Deposit of purchase price:

- a. The successful Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount, less EMD amount deposited on the same day or not later than the next working day before 5:00 p.m. and the remaining amount shall be paid within 15 (Fifteen) days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in the Account No.60116604449, Account Name: ARB e-Auction A/c (Name of Borrower), IFSC Code MAHB0001450
- b. The balance amount of purchase money shall be paid on or before fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
- c. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

13. Default of Payment:

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| We have carefully gone through terms and conditions for e-auction and unconditionally accept it. | |
| Name of Bidder | Signature of Bidder |
| | Date |



Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.
- b. The EMD and other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

14. Sale Certificate / Payment of Stamp Duty:

- a. 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 favour 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 /bid is submitted.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. 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 law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period.
- f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

15. Return of EMD:

- a. EMD of unsuccessful bidders will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.

16. Stay/Cancellation of Sale:

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time shall result in forfeiture and cancellation of sale and Bank will be entitled to re-auction the same.

17. Delivery of Title Deeds:

- a. The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate

18. Delivery of possession:

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

19. Other Conditions:

- a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. 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.
- c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.

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| We have carefully gone through terms and conditions for e-auction and unconditionally accept it. | | |
| Name of Bidder | Signature of Bidder | Date |



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Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

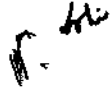
- f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- h. This publication notice of 30/15 days is as required by Act/ Rules of Securitisation Act to Borrower/s and guarantor/s.
- i. The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- j. Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.
- k. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

20. 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.).



DGM & Deputy Zonal Manager
Mumbai City Zone



Date: 18/01/2021

Place: Mumbai

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| We have carefully gone through terms and conditions for e-auction and unconditionally accept it. | | |
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| Name of Bidder | Signature of Bidder | Date |

