

पुणे शाखा

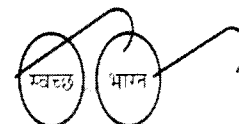
## STRESS ASSET MANAGEMENT BRANCH

टेलीफोन TELE : फोन 255-02073303/3309.

फैक्स FAX 25510812-020

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे

Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE 5



एक कदम स्वच्छता की ओर

स्वच्छता अभियान

की मफलता येन हय पवित्र है

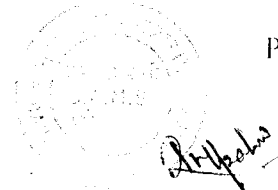
### Terms and Conditions for sale of assets of through online e-auction under SARFAESI Act

Sl No.	Name of Borrower and Guarantor	Amount Due	Short description of the immovable property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit
1	<p><b>Borrower :-M/s. R.M. Realty Developers 1206/A/^ Chintamani Bungalow, off Apte Road , Shivajingar , Pune 4</b></p> <p><b>Guarantor :</b>            1)Nitin Satish Thakur            2) Mrs Seema Nitin Thakur            3) Monish Nitin Thakur            4) Aashish Nitin Thakur            5) M/S R.M Constructions  <b>Address : Flat No 2 , Survey No 81/4, Indira Shankar Nagari, Paud Road , Pune-411038</b>  <b>Contact Person Mr.Rajkishore Patro 7077104155</b></p>	<p><b>Rs.23,08,05,569/-</b>            (Rupees Twenty Three Crores Eight Lakh Five Thousand Five Hundred Sixty Nine) + unapplied interest thereon with w.e.f. 28-09-2015 as and when applicable minus recovery if any plus charges and expenses thereon</p>	<p><b>Lot No 1 "UTKARSH"</b>            Bunglow (Ground + Stilt +1<sup>st</sup> floor) in Mahatma Co-op Society Ltd. Constructed on Plot no-25, Survey no-62.65 at Kothrud, Pune.411029</p> <p>Plot area-510.00 Square Mtrs , Construction area-305.93 Sq Mtrs</p> <p><b>Lot No 2 Commercial + Residential Complex</b>            (Parking + Upper Ground +5 floors) constructed on CTS no-271, (old 342) at Narayan Peth, Pune, Pin Code No 411 030</p> <p>Area of Property:            Commercial- 419.10 Sq Mtrs .Residential- 431.13 sq mt.</p>	<p><b>Lot No 1</b>            Physical Possession on 28-02-19</p> <p><b>Lot No 2</b>            Physical Possession on 18/07/19</p>	<p><b>Lot No 1</b>  <b>Reserve Price</b>            Rs.4,58,000.00 - (Rupees Four Crores Fifty Eight Lakhs only)  <b>EMD</b> Rs.45,80,000/- (Rupees Forty Five Lakhs Eighty Thousand only)  <b>Bid Increment by</b>  <b>Rs.5,00,000/- (five lakhs)</b></p> <p><b>Lot No 2</b>  <b>Reserve Price</b>            Rs.9,96,00,000/- (Rupees Nine Crore Ninety Six Lakhs only)  <b>EMD</b> Rs.99,60,000/- (Rupees Ninety Nine Lakhs Sixty Thousand only)  <b>Bid Increment by</b>  <b>Rs.5,00,000/- (Five Lakhs)</b></p>
<p>1. Date of E- Auction: 29.11.2019 between 1:00 p.m. and 3:00 p.m.</p> <p>2. Inspection Date &amp; Time: 20.11.2019 between 11:00 a.m. and 4:00 p.m for all properties.</p> <p>3. Last Date of Submission of EMD: 26.11.2019 till 04:30 PM</p> <p>4. Increment: Rs.5,00,000/- (five lakhs only)</p>					

*Rajkishore*

**Terms and Conditions for sale of assets of borrower accounts through online e-auction on 29.11.2019 under SARFAESI Act**

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 On-line E-Auction / Bidding through website <http://www.bankofmaharashtra.in/proposal.asp> and <https://www.bankeauctions.com> on **29.11.2019 between 1.00 p.m and 3.00 p.m, with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of Rs. Rs.5,00,000/- (Five Lakhs only) during online bidding of the property.**  
(b) **Inspection Date & Time:** 20.11.2019 between 11:00 a.m. and 4:00 p.m.
3. **Registration of Bidders with M/s C1 India Pvt. Ltd.** for bidding in e- auction as per the requirement of the Auctioneer Company is essential. For details in this regard, kindly visit website <https://www.bankeauctions.com> or contact Mr Hareesh Gowda, M/s C1 India Pvt Ltd, Mobile number 9594597555.
4. **Caution to bidders:**
  - a. Property is being sold on **"AS IS WHERE IS AND WHATEVER THERE IS BASIS"** after taking Physical possession of the properties.
  - b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
  - 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. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
  - f. 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).
  - g. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
5. **Inspection of Property/Immovable Assets:**



- a. Property/Assets can be inspected on the date(s) 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. L Rajkishor Patro, Ph: 7077104155
- 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).

**6. Inspection of Title Deeds:**

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

**7. 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. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. 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.

**8. 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) shall be deposited through RTGS/NEFT in the Account No 60328093486, Account Name: Bank of Maharashtra No Lien Account (Name of Borrower), IFSC Code MAHB0001446 or by way of demand draft drawn in favour of Bank of Maharashtra- A/c (Name of Borrower), of the Nationalized Bank, payable at Pune. Earnest Money Deposit (EMD) shall be adjusted in case of highest bidder, otherwise refunded without interest within 7 working days of finalization of sale. The EMD shall not carry any interest. Further, in case possession of property is delayed by any reason whatsoever, the auction purchaser will neither be entitled for any interest nor damages.
- b. A copy of bid form along with the enclosures submitted online (also mentioning the UTR No. and the account no. through which EMD is remitted) shall be forwarded to the Authorized Officer, Bank of Maharashtra, SAM Branch, 444, Agarkar High school Building, Somwar Peth, Pune so as to reach on or before the last date of submission of bid i.e. 26/11/2019
- c. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- d. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- e. Bid form without EMD shall be summarily rejected.
- f. All details regarding remittance of EMD shall be entered in the bid form.
- g. EMD, either in part or in full, is liable for forfeiture in case of default of any of terms and conditions.

**9. Bid Multiplier:**

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

**10. 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.

**11. Online Bidding:**

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder one incremental bill has to be given, thereafter the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD in full will be forfeited.
- e. Bidders may, subject to conditions of online service provider, may avail pre-auction training and/or for demo/mock auction-sale. The prospective qualified bidders may contact M/s. C1 India Pvt Ltd, Gulf Petro Chem Building, Building No. – 301, 1st Floor, Udyog, Vihar Phase – 2, Gurgaon, Help Line No. +91-0124-4302020/2021/2022/2023/2024/2025, +91- 9821690968, Help Line e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com), prior to the date of e-Auction.

**12. Declaration of successful bidder:**

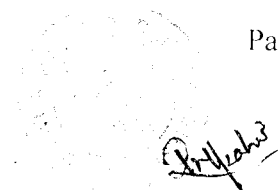
- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
- b. Highest bid will be provisionally accepted on "subject to approval" basis and 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.

**13. Deposit of purchase price:**

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
- c. The balance amount of purchase money shall be paid on or before the 15<sup>th</sup> (Fifteenth) day from the date of the sale or within such period as may be extended, as per the SARFAESI act/rules, by the Authorised Officer.
- d. 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.

**14. Default of Payment:**

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 13(b) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.



- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

**15. 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.

**16. Return of EMD:**

- a. EMD of unsuccessful bidders will be returned without interest through NEFT/RTGS transfer to the bank account details provided by them in the bid form and intimated via their email id.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.

**17. 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.

**18. 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

**19. Delivery of possession:**

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

**20. 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.
- 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.



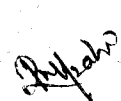
- g. Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- h. This publication notice of 30/15 days is as required by Act/ Rules of Securitisation Act to Borrower/s and guarantor/s.
- i. Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.
- j. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

#### **Technical Terms and Conditions of Online Auction Sale**

1. Prospective bidder has to register with the "online" service provider.
2. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
3. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
4. Bidders are advised to change the password immediately on receipt from the service provider.
5. **Time Extension:** 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 time of auction sale will get automatically extended by another five minutes and subsequently, if no further bid higher than the last quoted highest bid is received within the said extended five minutes, the auction sale will be automatically closed at the expiry of the extended five minutes.
6. **Training:** The online service provider will provide training "online" if required by the bidders at a mutually convenient date and time before the auction.
7. **Bids:** All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
8. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by the Bank.
9. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Bank. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
10. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale will primarily be sent to them through e-mail/letter. The date of sending the email/of intimation will be considered as date of intimation.
11. If no intimation reaches for reasons beyond the control of the Bank, the bidders are required to take efforts to ascertain the status. Non receipt of intimation shall not be a ground for non-payment or delayed payment. Bidders must therefore keep a watch on their incoming e-mail or can contact the Bank/ Authorised Officer. The Bank will not be liable for wrong e-mail id or address registered by the bidder or for return of the mail for mailbox being full.

#### **12. Note of caution for the Bidders:**

Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system/ power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment for submitting their bids.



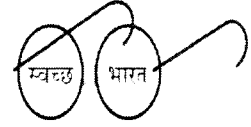


दबावग्रस्त आस्ति प्रबंधन शाखा  
**STRESS ASSET MANAGEMENT BRANCH**  
**444, Agarkar School Building,**  
**Somwarpeth, Pune 411011**

टेलीफोन TELE : फोन 255-02073303/3309.

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे -  
 411005

Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE 5



एक कदम स्वच्छता की ओर

स्वच्छता अभियान  
 की सफलता हेतु हम प्रतिबद्ध हैं

**E-AUCTION BID FORM**

(Read carefully the terms and conditions of sale before filling –up and submitting the bid)

Sr. No.	Name of Bidder(s) (in Capital)	Father's / Husband's Name	Postal Address of Bidder(s) (If Bidder is a company, address of its Regd. Office)	Phone / Cell Number and email ID
(1)	(2)	(3)	(4)	(5)
1				
2				

- Bank Account details to which EMD amount to be returned  
 i) Bank A/c. No. :  
 ii) IFSC Code No. :  
 iii) Branch Name :
- Date of submission of bid :
- PAN Number:
- Property/Assets Item No. in respect :  
 of which the bid is submitted
- Whether EMD remitted : Yes / No
- EMD remittance details\*  
 Date of remittance :  
 Name of Bank :  
 Branch :  
 Account No. :  
 IFSC Code No :  
 UTR No :  
 Bid Amount quoted :

I declare that I have read and understood all the terms and conditions of auction sale and shall unconditionally abide by them.

( Signature of the Bidder)  
 Bidder Name:  
 Date:

\*mandatory: Bidders are advised to preserve the EMD remittance challan.

## DECLARATION

Date: .....

**The Authorised Officer,  
Bank of Maharashtra  
Stressed Asset management Branch  
Agarkar High School Building , Somvar Peth , Second Floor ,  
Pune -11**

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our bid and that the particulars remittance given by me/us in the bid form is true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Bank and the Bank will be at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our bid for purchase of the assets is accepted by the Bank and I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all the terms and conditions of the bid and offer letter, the EMD and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited.
5. The decision taken by the Authorised Officer of the Bank in all respects shall be binding on me/us.
6. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of terms being offered for sale.
7. I also understand the Bank is not liable to pay any interest/ refund of EMD in case of any delay in issue of confirmation of sale/ Sale Certificate, handing over of possession of secured asset sold under e-auction by virtue of any Court Order received after e-auction is held.
8. We have carefully gone through terms and conditions for e-auction and accept it unconditionally.

Name: .....

Signature: .....

Address: .....

e-mail id.....

Mobile.....