



BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

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

Zonal Office: Mumbai Zonal Office, Janmangal 45/47,

Mumbai Samachar Marg, Fort, Mumbai-23

Telephone: 022-22675899

Branch Office: Tardeo branch, 292 Shastri hall, J D Road

Grant road(W), Mumbai-400007

Telephone: 022-23870552 Email: brmgr155@mahabank.co.in

Sale notice for sale of immovable properties

(Appendix - IV -A)

E-auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that below described immovable property mortgaged to Bank of Maharashtra (Secured Creditor), the physical possession of which has been taken by the Authorised Officer of Bank of Maharashtra will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and WHATEVER THERE IS" for recovery of the balance due to the Bank of Maharashtra from the borrowers and guarantors as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the property and reserve price and the earnest money deposit are given as under:

Name & Address of Borrower	Name & Address of Directors and Guarantors	Outstanding Dues for Recovery of which Property are being sold as per demand notice
M/s.K.P.Packaging Ltd. Plot no.32,Lane No.13 Opp.Vira Sadan,Nagpada, Mumbai-400008	Mr. Madhukant Koovarji Vira (Director/Guarantor) 602,604C wing,Tirupati Apartment, Off.Pedar Road, Mumbai-400028 Mr.Ketan Madhukant Vira (Director/Guarantor) 602,604,C Wing,Tirupati Apartment, Off.Pedar Road,Mumbai-400028	Cash Credit Rs. 7,58,93,050.91 plus Unapplied interest from 01/08/2015 and for Letter of Credit Rs. 1,22,66,945.00/- Inspection of the property: 11.02.2019 between 11:00 a.m.to 05:00 p.m.
Lot No. 1	Description of properties All that piece & parcel of land situate lying and being at Maulana Azad Road, bearing City Survey No. 267 of Byculla Division bearing City Survey No. 267, Collectors Rent Roll No. LTD 52 E 507/41-49 together with structure standing thereon and assessed by Municipal Corporation of greater Bombay under E Ward No. 507/41-49, Vira Sadan, Maulana Azad Road, Nagpada, Bombay Central - 400008 admeasuring 147.16 Sq. mtrs. or thereabouts in the Registration District and Sub District of Bombay City and Bombay Suburban and bounded as follows i.e On or towards the North: Ashiya Mandir, On or towards the East: Godown of Maniar E Brothers On or towards the West: Maulana Azad Road On or towards the South: Khodka Building	Reserve Price Rs.3,75,65,000/- Date & Time of e-auction 07.03.2019 between 11 30 a.m. to 12.30 p.m with auto extension for 5 minutes in case bid is placed within last 5 minutes EMD Amt. Rs.37,56,500/- Bid Increase Amount Rs.1,00,000/- Date & Time for submission of request letter of participation / KYC Documents / deposit and

05.03.2019 by
upto 05:00 p.m.

1. The property is being sold on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and the E-Auctions will be conducted "Online". The auction will be conducted through the Bank's approved service provider M/s.C1 India Pvt Ltd - at the web <https://www.bankeauctions.com>. Please visit <https://bankofmaharashtra.in/proposal.asp> on <http://eprocure.gov.in/cppp> and on <https://www.bankeauctions.com> or <https://bankofmaharashtra.in> 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 Hareesh Gowda C1 India Pvt Ltd:9594597555.
2. 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 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 Authorised 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. **60126083217** Name of the A/c: **AUTHORISED OFFICER MUMBAI CITY ZONE** Name of the Beneficiary: Bank of Maharashtra IFS Code: **MAHB0000002** or by way of demand draft drawn in favour of "Authorised Officer, Bank of Maharashtra" drawn on any Nationalized or scheduled Bank, payable at Mumbai.
4. Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by **M/s C1 India Pvt. Ltd.**, shall 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. (ii) 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 Authorised Officer of Bank of Maharashtra, 2nd Floor, Mumbai Zone, 45/47 Janmangal Building Mumbai Samachar Marg, , Fort Mumbai-400 001 by **05.03.2019** upto 05:00 p.m. Scanned copies of the original of these documents are also required to be submitted to e-mail id displayed above.
6. Names of the Eligible Bidders, will be identified by the Authorised Officer, Bank of Maharashtra, Mumbai Zone 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 Card 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. The measurement of properties are approximately and mentioned as per available records however bidders are requested to


personally verify at site and also from the records of the Revenue Authorities prior to participating in auction.

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, on acceptance of bid price by the Authorised Officer, shall immediately i.e. on the same day or not later than next working day, as the case may be, pay a deposit of Twenty Five percent of the amount of the sale price which is inclusive of earnest money deposited, if any, to the authorized officer and in default of such deposit, the property shall be sold again. The balance of the sale price shall be deposited by the successful bidder on or before 15th day of auction. Default in deposit of any 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. 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.
10. The prospective qualified bidders may avail online training of e-Auction from C-1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer nor Bank of Maharashtra, nor M/s. C1 India Pvt. Ltd. shall 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 interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
11. 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.
12. 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.
13. 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).
14. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
15. Bid form without EMD or with below EMD amount shall be rejected summarily.
16. The Bank is not liable to pay any interest/refund of EMD/sale price in case of any delay in issue of confirmation of sale/Sale Certificate by virtue of any Court Order.
17. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
18. 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.

STATUTORY SALE NOTICE AS PER RULE 9 UNDER SECURITY INTEREST
(ENFORCEMENT) RULES, 2002

The borrowers / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned / sold and balance dues if any will be recovered with interest and cost

Place: Mumbai
Date:31.01.2019


(Rohit Sahasrabudhe)
(Mobile no.7045786088)
Chief Manager(ARC)
& Authorised Officer
Bank of Maharashtra