

 <p><b>बैंक ऑफ महाराष्ट्र</b> Bank of Maharashtra भारत सरकार का उद्यम <i>एक परिवार एक बैंक</i></p>	<p>दिल्ली अंचल कार्यालय 15, एन बी सी सी टॉवर, तीसरी मंजिल भीकाजी कामा प्लेस, नई दिल्ली - 110066 <b>DELHI ZONAL OFFICE</b> 15, NBCC TOWERS, 3RD FLOOR BHIKAJI CAMA PLACE, NEW DELHI – 110066</p>	 <p>आज़ादी का अमृत महोत्सव</p>
<p>फोन PHONE (011) 26164817/26197769</p>		
<p>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-411005 <b>Head Office:</b> LOKMANGAL,1501,SHIVAJINAGAR,PUNE-411005</p>		

**TERMS AND CONDITIONS OF E-AUCTION SCHEDULED ON 08.10.2021 AND 25.10.2021  
FOR IMMOVABLE PROPERTIES**

**SALE IS SUBJECT STRICTLY TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and is on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS”.**

**1. Nature and Object of Online Sale:**

- a. The sale is governed by the Provisions of the Securitization 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. The auction sale for Lot No. 1, 2, 3, 4 and 7 will be On-line E-Auction / Bidding through website <https://www.mstcecommerce.com> on 08.10.2021 for mentioned property between 11 a m to 01 p.m., with unlimited extension of 10 minutes time in case of receipt of bid in last 10 minutes. The auction sale for Lot No. 5 and Lot No. 6 will be On-line E-Auction / Bidding through website <https://www.mstcecommerce.com> on 25.10.2021 for mentioned property between 11 a m to 01 p.m., with unlimited extension of 10 minutes time in case of receipt of bid in last 10 minutes. Bidders shall improve their offers in multiple of Rs. 10000/- (Rs. Ten Thousand Only during online bidding of the property.

3. **Last date for on -Line Bid submission of KYC documents with EMD amount by the Bidder for the properties at Lot No 1,2,3,4 and 7 is Upto 5.00 p.m. on 06.10.2021. Last date for on -Line Bid submission of KYC documents with EMD amount by the Bidder for the properties at Lot No 5 and Lot No. 6 is Upto 5.00 p.m. on 22.10.2021.**

4. 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>).

5. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email 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.

6. Earnest Money Deposit (EMD) amount as mentioned above 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 accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
7. 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.
8. It is the responsibility of 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.
9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://www.mstcecommerce.com/>). Details of which are available on the e-auction portal.
10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
11. The secured asset will not be sold below reserve price.
12. 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 and the remaining amount shall be paid within 15 days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: **“Authorized Officer SARFAESI ACT EMD”** Account No. **60121785733** Branch name: **South Extension Branch** IFSC Code **MAHB0000392**. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.
- 13. Caution to bidders:**
  - a. Property is sold on “AS IS WHERE IS”, “AS IS WHAT IS” AND “WHATEVER THERE IS” basis after taking Physical/ Symbolic 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 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. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.

**14) The bidders are advised to go through the detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/propsale.asp>", provided in the Bank's website and also on E-bikray portal <https://ibapi.in> & <http://www.bankofmaharashtra.in/propsale.asp>**