

 <b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम <b>एक परिवार एक बैंक</b>	<b>अंचल कार्यालय : नागपुर अंचल कार्यालय</b> Zonal office : Nagpur zonal Office <b>टेलीफोन/TELE : 0712-2545020/21 फैक्स /FAX : 2545025</b> <b>ई-मेल/e-mail : cmmarc_nag@mahabank.co.in</b>	 एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं
	<b>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5</b> <b>Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5</b>	

AX7/NZ/Legal/E-Auction/2019-20

Date: 24.01.2020

**Terms & Conditions for E Auction Sale Notice No. AX7/NZ/Legal/E-Auction/2019-20/10**

Sl	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/YYYY)
1	Mahal Branch 0712-2728966 2724757	1.Shailesh Bhanupratap Dwivedi 2.Jyoti Shailesh Dwivedi Add: Rita Plaza G-1, Ground Floor Manewada Bela Road Durga Nagar	Shri. Manmohan Ramniwas Marda Add: Plot no 142 Shailesh Nagar Near Lalita Public School Wathoda Ring Road	Housing Loan Rs. 8,97,712/- Plus unapplied interest and charges @ applicable rate Branch	All those piece and parcel of immovable property comprised in apartment No G-1 on Ground Floor Building known as Rita Plaza built up area 64.102 Sq. meter and interest piece and parcel of land of plot no	Physical	<b>Reserve Price</b>  Rs. <b>15,95,700/-</b> <b>EMD</b> <b>Rs. 1,60,000/-</b>	24.02.2020

		<b>Amba Nagar Layout Nagpur</b>	<b>Nagpur- 440035</b>	<b>Name: Mahal Nagpur</b>	<b>24,25,26 in khasara no 67/7, 68/7, Mauza Manewada, P. H No. 39/A city survey no 587 sheet no 45/48 ward no 14 house no 6623/B/24+25+25 admeasuring 459.57 sq. meter (4950 Sq. feet) in Amba Nagar Vikas G.N.S.S situated at Manewada Besa Road Taluka and Dist Nagpur bounded as under: On or toward North : Plot no 23 On or toward South : Plot no 27 On or toward East : Road On or toward west : Plot no 46,47,48</b>			
--	--	-------------------------------------	---------------------------	-----------------------------------	--	--	--	--

2	Wardhaman Nagar 0712-2680661 2680470	<b>Mr. Rahul Shankarrao Baitule</b> <b>Add: Plot no 16 Siddhi vinayak Nagar Narsala Near Tower Line Dighori Nagpur</b>	--	<b>Housing Loan Rs. 19,15,498/- Plus unapplied interest and charges @ applicable rate</b>  <b>Branch Name: Wardhman Nagar</b>	<b>All those piece and parcel of immovable property consist of flat no 39, Fourth Floor admeasuring super built up area 68.40 Sq. meter (736.262 Sq feet) and built up area 51.213 Sq. meter(551.262 Sq. feet) to be known and styled as Anjana Town and apartment Name as building no 2 together with the undivided 1.6224 percent share and interest in all that piece and parcel of land bearing on plot no 2 total admeasuring about 1288.32 sq meter being a part of south west land admeasuring 0.60 or 1.48 acre out of total land</b>	Physical	<b>Reserve Price Rs. 7,72,800/- EMD Rs.77,500 /-</b>	24.02.2020
---	--	---	----	---	---	----------	--	------------

					admeasuring 6.82 acre bearing Khasara no 130/1 (new), 287 (old), PH no 12 Mauza Godhani (Railway) tehsil Nagpur(gramin) dist. Nagpur bounded as under: On or toward North : Lift and Stair Case On or toward South : Building no 1 On or toward East : Flat no 38 On or toward west : Flat no 40			
3	Sitabuldi Branch No 0712-2545008 2545009	<b>Mr. Nikhil Anand Dhoble</b> <b>Add1 :Plot no 171</b> <b>Vivekanand Nagar Wardha Road Near Sai Mandir Nagpur</b> <b>Add2: 102 1<sup>st</sup> floor plot no</b>	----	<b>Housing Loan Rs. 12,47,165/- plus unapplied interest Rs. 59553</b>	<b>All that piece and parcel of the flat no 102 Wing A Aishwarya Residency 1<sup>st</sup> Floor built up area 52.314 Sq. meter along 2.31% undivided share and interest in the plot no 78 (plot</b>	Constructive (Symbolic)	<b>Reserve Price Rs. 16,41,000/- EMD Rs.1,64,100 /-</b>	24.02.2020

		<b>78 HN 519/C Aishwarya Residency Rajendra Nagar Hingana Road Nagpur Off Add3-ND Dimension Doors Plot no 109 SonbaNagar Khadgaon Raod Lava Grampanchay at Wad Nagpur</b>			<b>area 1500 Sq feet) being the part entire Malik Makbuja Land having no 29/2 and 30/01 mauza Jaitala City Survey no 78 sheet no 17 NMC House no 519/C Ward no 74 Situated at Mhada Colony Rajendra Nagar Hingana Road Within the limit of NMC Dist. Nagpur bounded as under: On or toward North : Mhada Quarters On or toward South : SRPF Land On or toward East : Sahakar Layout On or toward west : Road</b>			
--	--	---	--	--	--	--	--	--

4	Sitabuldi Branch No 0712-2545008 2545009	<b>Mr. Sumit Gupta</b> <b>Add: Khamala Road Near Hanuman Mandir Khamla Nagpur 440025</b>	<b>Mrs. Durga Tukaram Patil</b> <b>Add1: WPC/756 Nagpur Railway Police Superintendent of Police Railway Nagpur</b> <b>Add2 : Plot no 62 Sanket Nagar Behind Balaji Hall Nagpur-440027</b>	<b>Housing Loan Rs. 27,00,000/- plus unapplied interest Rs. 157604.</b> <b>Branch Name- Sitabuldi</b>	<b>All residential Apartment no S/602 at 6<sup>th</sup> floor building name Kanha-V in Suman Vihar apartment built up area of 50.41 Sq meter and total carpet area of 49.99 sq. meter consisting 4 room and construction thereon including share in stair case from ground to sixth floor and excluding the balconies for the upper floor together with proportionate share undivided 3.30% and interest in all those piece and parcel of land bearing UNIT no F block no 181 having</b>	Physical	<b>Reserve Price Rs. 17,62,000/- EMD Rs.1,76,500 /-</b>	24.02.2020
---	--	---	---	--	--	----------	---	------------

					<p>permissible built up area 1525.08 Sq meter of plot no 47 and 54 containing by total admeasuring 16409.86 sq feet being a portion of entire land bearing at the village Bhilgaon in Tahsil Kamptee and dist. Nagpur bounded as under:  On or toward North : Block no 191  On or toward South : 6 meter wide  On or toward East : 6 meter wide  On or toward west : 6 meter wide</p>			
--	--	--	--	--	---	--	--	--

1) The auction sale will be `Online E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 25.02.2020 for mentioned property from 11.30 am with unlimited extensions of 10 minutes duration each. Bidders shall improve their offers in multiple of Rs.10,000 /- (Rs. Ten Thousand Only) during online bidding for property/ies.

2) Registration of Bidders is essential with <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Bidders to upload requisite KYC documents.

- 3) Bidders are advised to go through the website <https://ibapi.in> & <http://www.bankofmaharashtra.in/propsale.asp> for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- 4) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 5) Intending bidder should hold a valid e-mail id. 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.
- 6) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 7) 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.
- 8) Prospective bidders may avail online training from website: <https://ibapi.in> & <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Educational videos are available on the websites.
- 9) 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.
- 10)** 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.



- 10) The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses from 30.01.2020 to 24.02.2020 between 11.00 am to 4.30 pm For prior appointment please contact Mr. Naresh T. Gokhale Chief Manager ARC, Mob No 9822702368 at Nagpur Zonal Office Sitabuldi Nagpur prior day before the inspection of the property/ies
- 11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of MARC NAGPUR E AUCTION EMD, Current Account No. 60138423445 with Bank of Maharashtra, Sitabuldi Branch, IFSC code: MAHB0000005 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 be refunded without interest through RTGS/NEFT to the account from which it is received.
- 12) A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No. and the account number through which EMD is remitted) shall be forwarded to Authorised Officer and Chief Manager ARC Nagpur, Nagpur Zone so as to reach on or before 24.02.2020 .
- 13) 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.
- 14) 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.
- 15) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day or by the next day of E-auction sale in the mode stipulated in **clause 11** above. The balance of the bid amount shall have to be deposited on or before the fifteenth day of confirmation of Sale.
- 16) 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.
- 17) 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.

- 18) 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.
- 19) 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.
- 20) 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.
- 21) This publication is also thirty day's notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors.
- 22) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 23) Disputes, if any, shall be within the jurisdiction of Nagpur Courts only.
- 24) 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: Nagpur  
Date: 24.01.2020

Authorized Officer  
Bank of Maharashtra  
Nagpur 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.