

## Annexure- A

 <p><b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम <b>एक परिवार एक बैंक</b></p>	<p><b>बैंक ऑफ महाराष्ट्र</b> आस्ति वसूली शाखा, आगरकर हाईस्कूल बिल्डिंग, दूसरी मंजिल, सोमवार पेठ पुणे-11 <b>BANK OF MAHARASHTRA</b> Asset Recovery Branch, Agarkar High School Bldg., 2nd Floor, Somwar Peth Pune - 411011 Tel.No टेलीफोन : (020) 26130030, 26130029 e-mail: bom1453@mahabank.co.in</p>	 <p>स्वच्छ भारत एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं</p>
<p><b>प्रधान कार्यालय:</b> लोकमंगल, 1501, शिवाजीनगर, पुणे-5 <b>Head Office:</b> LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>		

**PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT), 2002**

Public at large is informed that e-auction (under SARFAESI ACT, 2002) of the charged properties in the below mentioned cases for realization of Bank's dues will be held on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Name & Address of Borrower	Name & Address Guarantors	Outstanding Dues for Recovery of which Property are being sold
<b>M/s Subhash Liquors Pvt Ltd.</b>	11. Shri Niranjan N Godbole 2. Mrs. Sai Niranjan Godbole 3. Mrs. Shreyasi Narhari Godbole  All 1 to 3 residing at: Flat No. 101, Oakwood Apartment, Bharat Kunj Society Erandwane, Pune 411 004	Rs.3,83,83,014.33 ( Rupees Three Crore Eighty Three Lakhs Eighty Three Thousand fourteen and Thirty three Paise) plus interest thereon @ 15.90% w.e.f 01.04.2014 plus costs, charges and expenses or other incidental charges less recovery, if any.
<b>Description of properties:</b>  <b>Lot No. 1:</b> Plot of land area admeasuring about 3717.47 sq. mt. out of the all peice and parcel of land Situated at Gat No. 166 ( old Alande Gat No. 350)admeasuring total area 04 H 52 R plus Potkharaba 1H 3.40R and industrial shed area admeasuring 900 Sq/ mtrs. situated at Grampanchayat Bhairavnath Nagar, Tal-Bhor, dist Pune. .( Lease hold right of M/s Subhash Liquors Pvt Ltd.) bounded as follow: On or towards East: By remaining area of plot of Mr. Niranjan Godbole and Mrs. Sai Godbole; on or towards South: By property of Mr. Deshpande; On or towards West: By remaining area out of same plot of Mr. Niranjan Godbole and Mrs. Sai Godbole and On or towards North: By Nala and remaining area out same plot of Mr. Niranjan Godbolw and Mrs. Sai Godbole <b>together with easements appurtenances accesses, pathways ingress, egress as common right and other incidental and ancillary rights.</b>  <b>Lot No. 2:</b> Plot of land area admeasuring about 14869.88 sq. mt. out of the all peice and parcel of land Situated at Gat No. 166 ( old Alande Gat No. 350)admeasuring total area 04 H 52 R plus Potkharaba 1H 3.40R Grampanchayat Bhairavnath Nagar, Tal-Bhor, dist Pune. ( owned by Mr. Niranjan N. Godbole and Mrs. Si Niranjan Godbole) and bounded as follow: On or towards East: By Gat No. 167,168; on or towards South: By property of Mr. Deshpande; On or towards West: By Raod and On or towards North: By Nala and remaining area out same plot of Mr. Niranjan Godbolw and Mrs. Sai Godbole together with existing construction thereon <b>and proposed construction and easements, appurtenances accesses, pathways, ingress, egress as common right and other incidental and ancillary rights.</b>	<b>Reserve Price:</b> <b>Lot No. 1.</b> <b>Rs. 49,00,000/-</b>  <b>Lot No. 2</b> <b>Rs. 1,04,00000/-</b> <b>EMD Amt:</b> <b>Lot No.1.</b> <b>Rs. 4,90,000/-</b> <b>Lot No. 2</b> <b>Rs. 10,40,000/-</b>  <b>Bid Increase Amount:</b> Rs. 50,000/- ( Rupees Fifty Thousand Only)	<b>Date &amp; Time of e-auction:</b> 24.03.2020 <b>Lot No. 1.</b> Between 11 AM and 12.00 noon  <b>Lot No. 2:</b> Between 11 AM and 12.00 noon  Date & Time for submission of request letter of participation / KYC Documents / Proof of EMD etc.  <b>23.03.2020 up to 5.30 PM</b>
with auto extension for 5 minutes in case bid is placed within last 5 minutes		

**TERMS AND CONDITIONS:**

- The properties are being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and the E-Auctions will be conducted "On Line". The auctions will be conducted through the Bank's approved service provider M/s.C1 India Pvt. Ltd. - at the web portal <https://www.bankeauctions.com>. Please visit <https://www.bankofmaharashtra.in/> and on

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<https://www.bankeauctions.com> 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. Ganesh Patil email:[support@bankeauctions.com](mailto:support@bankeauctions.com) Mobile No.9821690968, Helpline no. +91-120-4888888

2. 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 Authorized 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.60116202193, Name of the A/c: Bank Of Maharashtra, E-auction account, Name of the Beneficiary: Bank of Maharashtra A/c.- PROPERTY LOT NO. & NAME OF THE BORROWER (as the case may be) IFS Code: MAHB0000941* or by way of demand draft drawn in favour of Bank of Maharashtra – PROPERTY LOT No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Pune.
4. Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by the service provider M/s C1 India Pvt Ltd. may 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. / 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 Dy. General Manager & Authorised Officer of Bank of Maharashtra, Asset Recovery Branch, Agarkar High School Bldg, 2<sup>nd</sup> floor, 144, Somwar Peth, Pune on or before 23.03.2020 by 5.30 PM. Scanned copies of the original of these documents will also be submitted to e-mail id displayed above.
6. Names of the Eligible Bidders, will be identified by the Bank of Maharashtra, Asset Recovery Branch, Somwar Peth 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 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.
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 shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer. Default in deposit of 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. The prospective qualified bidders may avail online training on e-Auction from **M/s C1 India Pvt Ltd.** prior to the date of e-Auction. Neither the Authorized Officer nor Bank of Maharashtra, nor M/s C1 India Pvt Ltd will 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 interest bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
10. 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.
11. 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.
12. 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).
13. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

### **STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

This publication is also a mandatory 15 days' notice and intimation to the Borrowers / Guarantors / Mortgagors as contemplated in the Act and Rules made there under and they are free to procure better bids for the property under e-auction.

**Date: 09.03.2020**  
**Place: Pune**

**Asst. General Manager &  
Authorised Officer  
Asset Recovery Branch, Pune**