



# BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

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

Zonal Office: PCZPlace: Yashomangal, 1183/A, 4<sup>th</sup> floor, F.C Raod, ShivajinagarPin Code 411 005

Telephone:020-25573367/3409Fax: 020-25510385Email:[cmmarc\\_pcr@mahabank.co.in](mailto:cmmarc_pcr@mahabank.co.in)

Branch Office: ARB, 2<sup>nd</sup> floor, Agarkar High School Bldg, Somwar Peth, Pune

Telephone:020-26130030/29Email: [bom1453@mahabank.co.in](mailto:bom1453@mahabank.co.in) and [brmgr1453@mahabank.co.in](mailto:brmgr1453@mahabank.co.in)

## **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 of the Borrower	Name of the Guarantors	Outstanding Dues for Recovery of which Property are being sold	
M/s Aditya Enterprises (through Mr. Nikhil Amod Buchake)	1. Mr. Nikhil Amod Buchake 2. Mr. Amod Narayan Buchake 3. Mr. Suresh Sakharam More	Rs. 3,47,80,239/- ( Rupees Three Crore Forty Seven Lakh Eighty Thousand Two Hundred and Thirty Nine Only) plus interest thereon @ 15.25 % p.a. w.e.f. 01.02.2010 and penal interest with monthly rest plus costs, charges and expenses or other incidental charges	
Lot No	<b>Description of properties:</b>  <b>Lot No. 1:</b> Residential Flat No 21 admeasuring 760 Sq.ft. on the 3rd floor of the building called as "Shanti Garden" constructed on land out of the land bearing S. No. 14/15/1/1A/5, opp. Santosh Hall, Sinhagad Road, at Vadgaon Bk, Pune. ( owned by Mr. Narayan V Buchake and Mrs. Asha Narayan Buchake)  <b>Lot No.2:</b> Flat No 6 ( duplex) admeasuring about 102 Sq. mtrs and attached terrace admeasuring 17.59 sq. mtrs on the partially second and partially third floor and exclusive right to use car parking area admeasuring 9.00 sq. mtrs. each bearing CP- 01, CP-02 & CP-03 of the building known as "Apoorva Apartments" constructed on all those piece and parcel of the land bearing Plot No. 16 out of the Survey No. 82/IB, CTS No. 2070 situated at Parvati, Sahkarnaga,	<b>Reserve Price:</b> <b>Lot No. 1:</b> <b>Rs. 36,00,000/-</b>  <b>Lot No.2:</b> <b>Rs. 1,13,00,000/-</b>  <b>Lot No.3:</b> <b>Rs. 34,00,000/-</b>	<b>Date &amp; Time of e-auction:</b>  <b>02.02.2019 between 12.00 Noon and 1.00 PM</b>
		<b>EMD Amt.:</b> <b>Lot No.1:</b> <b>Rs. 3,60,000/-</b>  <b>Lot No. 2:</b> <b>Rs. 11,30,000/-</b>  <b>Lot No.3:</b> <b>Rs. 3,40,000/-</b>	Date & Time for submission of request letter of participation / KYC Documents / Proof of EMD etc.  <b>25.01.2019 up to 6.00 PM</b>
		<b>Bid Increase Amount:</b>	

	Pune 411 009. ( owned By Mr. Nikhil Amod Buchake )  <b>LOT No. 3:</b> Flat No. 6 admeasuring 450 Sq.ft. i.e. 41.82 sq. mtrs. on the ground floor of the building known as "Sawali Apartment" in Mitramandal Colony constructed on all that piece and parcel Sub Plot No 484 out of the land bearing Survey No 4,5 ,6 & 7 at Parvati, Pune ( owned By Mr. Nikhil Amod Buchake )		
		Rs. 50,000/- ( Rupees Fifty Thousand Only)	with auto extension for 5 minutes in case bid is placed within last 5 minutes
		Symbolic possession is with Bank	

**TERMS AND CONDITIONS:**

1. 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 <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 28.01.2019 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 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.
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 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

This publication is also a mandatory 30 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:31.12.2018  
Place: Pune

Asst. General Manager &  
Authorized Officer  
Asset Recovery Branch, Pune