



## BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

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

Zonal Office: Opp. Police Hq, Mul Road, Chandrapur 442401

Branch Office: Bank of Maharashtra, Gandhi Chowk, Chandrapur, Dist. Chandrapur

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

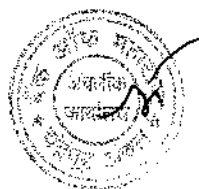
Public at large is informed that e-auction (under SARFAESI ACT, 2002) of the charged properties in the below mentioned cases for realization of Bank's dues will be held on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Sr.No	Name and address of Borrower and Guarantors	Outstanding Dues for Recovery of Which property are being sold	Date and Time of E-Auction AND Date & Time for submission of request letter of participation / KYC Documents / Proof of EMD etc.
1	<p>1) <b>M/s Oxygen Fitness Club (Borrower)</b> Proprietor – Mr. Nikhil Wasudeo Shende ADD.: Third Floor, Raghuwanshi Complex, Opp. Azad Garden, Main Road, Chandrapur 442 402</p> <p>2) <b>Mr. Nikhil Wasudeo Shende</b> Proprietor of M/s Oxygen Fitness Club ADD.: R/o Plot No. 13, Survey No. 107/50B, Shastri Nagar, Chandrapur 442 401</p> <p>3) <b>Mrs. Madhuri Nikhil Shende (Guarantor),</b> ADD.: R/o Plot No. 13, Survey No. 107/50B, Shastri Nagar, Chandrapur 442 401</p> <p>4) <b>Mr. Wasudeorao Baburaoji Shende (Guarantor)</b> ADD.: R/o Plot No. 13, Survey No. 107/50B, Shastri Nagar, Chandrapur 442 401</p> <p>5) <b>Mr. Pankaj Wasudeoraoji Shende (Guarantor)</b> ADD.: R/o Plot No. 13, Survey No. 107/50B, Shastri Nagar, Chandrapur 442 401</p>	<p><b>Rs. 3,09,76,725.64/-</b></p> <p><b>Outstanding Dues as on</b> <b>04.01.2020 :</b> <b>Term Loan:</b> Ledger Balance Rs. 2,49,66,725.37/- + Unapplied Interest of Rs. 6010000.27/- <b>Total Dues Rs</b> <b>3,09,76,725.64/-+</b> <b>Interest@10.65% w.e.f.</b> <b>04.01.2020</b></p>	<p><b>Auction Date: 21.01.2020,</b> <b>11.30 am to 12.30 pm</b></p> <p><b>Submission of EMD &amp; Online application:</b> <b>20.01.2020, up to 4.00 pm</b></p> <p><b>Bid increase Amount</b> <b>Rs.10000/-</b></p>



Sr. No.	Description of Properties Mortgaged/Hypothecated in Sr. No. for sale	Reserve Price	EMD Amount
1-A	<p>The property consists of two storied residential building on Plot No. 13, Survey No. 107/50B, 107/52B, TS no. 11 at Mouza Dewai Govindpur Rayyatwari Tah &amp; Dist Chandrapur having Plot area 313.54 square meter and built up area 306.77 square meter. Together with the building &amp; structure constructed thereon and all the fixture annexed thereon except the household articles lying at the premises.</p> <p>Boundaries of Plot:  East : - Forest Road; West: - Shri. Borkar's Plot; South:- Empty Plot; North: - Shri Ramkrishna Nannaware's plot  [Property is under symbolic possession of Bank. District Magistrate Order is passed u/s 14 of SARFAESI Act, 2002 for physical possession]</p>	Rs. 1,09,71,900/-	Rs. 10,97,190/-
1-B	<p>Property consisting of Third floor office No. E, "Raghuwanshi Complex" City Survey no. 3070, Sheet no. 37, Plot no 14/1, Layout Plot No. 1, 2, 3 &amp; 4, Nazul Mohalla Bhanapeth, Tah &amp; Distt. Chandrapur, admeasuring total area 2858.73 square meter, Third floor having built up area 250.00 square meter (upper built up area 500.74 square meter) and undivided share and interest in land 50.00 square meter. Together with the building &amp; structure constructed thereon and all the fixed plant, machinery and fixture annexed thereon.</p> <p>Boundaries of Plot:  East : - CMC Road and then Azad Garden; West: - House of Shri. Nagarkar; South:-Dhanraj Bhavan; North: - City High School Building</p> <p>Hypothecated items:  Uprights Bike(4), Spinning Bikes(6), Treadmill(7), Elliptical Cross Trainer (6), Rower Matrix (1), Vertical Knee up (1), Recumbent Bike (2), Back Extension (1), Adductor (1), Leg Curl (1), Leg Extension (1), Leg Press (1), Standing Calf Machine (1), Overhead Press (1), Lateral Raise (1), AB Crunch (1), Seated Tricep Dip (1), PEC Fly Deck (1), Verticle Chest Press (1), Bicep Curl (1), Long Pull Row (1), Lat Pull Down Dual Pulley (1), Assisted Dip Chin (1), Multi-Functional Station (1), Olympic decline Bench (1), Dual Axis Inclined Bench (1), Preacher Curl Bench (1), Olympic Flat Bench (1), Plate Stand, Barbell Stand, Beauty Bell Rack, Ornet Functional Bench (3), Super Bench (2), Dual Axis Decline Bench (1), Smith Machine (1), Squat Rack (1), Bars (10), Plates, Dumbbells, Accessories (Rearbar), A/C Cassette 14 Nos Split 2 Nos (16), PC (5), Water Purifier (1), Stabilizer (1), LED TV Samsung, Steam &amp; Chiller, Music System OHM, Dumbbell Racks, Lift.</p> <p>[Property is under symbolic possession of Bank. District Magistrate Order is passed u/s 14 of SARFAESI Act, 2002 for physical possession]</p>	<p>Rs. 2,24,25,000/-</p> <p>[Reserve Price of Immovable property – Rs. 1,57,25,000/- And Reserve Price of Hypothecated Equipments – Rs. 67,00,000/-]</p>	Rs. 22,42,500/-

1. The properties are being sold on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and the E-Auctions will be conducted "Online". The auction sale will be 'Online E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 21.01.2020 for mentioned



property from 11.30 am. 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. To the best of knowledge and information of the Authorized 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 Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
10. 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 and to pay the tax to the authorities as per applicable rates.
11. 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.
12. 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).
13. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. **20028001481**; Name of the A/c: **BOM Regional Office Chandrapur Admin Account**; Name of the Beneficiary: Bank of Maharashtra; IFS Code: **MAHB0000618** or by way of demand draft



drawn in favour of "Authorized Officer, Bank of Maharashtra" drawn on any Nationalized or scheduled Bank, payable at Chandrapur.

14. Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>, shall be conveyed through e-mail ONLY.
15. 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.
16. 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.
17. 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 Authorized Officer of Bank of Maharashtra, Chandrapur Zonal Office, Udyog Bhavan Building, Opp. Chandrapur District Court, Railway Station Road, Chandrapur-442401 by 20/01/2020 up to 04:00 p.m. scanned copies of the original of these documents are also required to be submitted to e-mail id displayed above.
18. Names of the Eligible Bidders, will be identified by Bank of Maharashtra, Chandrapur Zonal Office, Udyog Bhavan Building, Opp. Chandrapur District Court, Railway Station Road, Chandrapur-442401 to participate in online -auction on the portal <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. User ID and Password will be provided after due verification of PAN of the Eligible Bidders.
19. 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 approximate 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. The intended participants/purchasers may inspect the properties on 17.01.2020 with prior appointment of Branch Head of Main Branch, Chandrapur or Authorized Officer of Bank of Maharashtra.
20. 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 Authorized 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 15<sup>th</sup> 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.
21. 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. Neither the Authorized Officer nor Bank of Maharashtra, nor <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>, 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.

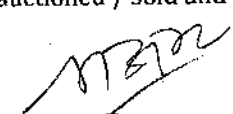


22. The purchaser shall bear the applicable stamp duties / additional stamp duty / taxes/transfer charges fee etc. and also all the statutory / non-statutory dues, taxes rates assessment charges, fees etc. owing to anybody.
23. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A, if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lakh or more. TDS should be filed online by filing form 26QB and 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.
24. 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.
25. Sale Certificate/ Payment of Stamp Duty
- On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorised Officer shall issue a certificate of sale of the said property in favour 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/bid is submitted.
  - No request for inclusion/substitution of names other than those mentioned in the bid, in the sale certificate will be entertained.
  - Sale confirmation/ Sale Certificate shall be collected in person or through an authorized person.
  - 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 law. All Statutory/ non statutory dues, taxes, rates, assessments, charges fees etc. will be the responsibility of the successful bidder only.
  - The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount during this period.
  - The deposit made by the successful-bidder pending execution of Sale Certificate will be kept in non-interest bearing deposit account.
  - No request for return of deposit either in part or full/cancellation of sale will be entertained.
26. 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).
27. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
28. Bid form without EMD or with below EMD amount shall be rejected summarily.
29. The Bank is not liable to pay any interest/refund of EMD in case of any delay in issue of confirmation of sale/Sale Certificate by virtue of any Court Order received after the publication of this notice and/or before confirmation of sale.
30. The Borrowers attention is invited to the provision 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) (AMENDMENT) 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: Chandrapur  
Date: 04.01.2020

  
(Shrikant Tol)  
Deputy Zonal Manager  
Zonal Office, Chandrapur

