



BANK OF MAHARASHTRA

(HEAD OFFICE: 1501, SHIVAJI NAGAR, LOKMANGAL, PUNE: 411005)
Asset Recovery Branch, Agarkar High School Bldg, 2nd floor , 444,
Somwar Peth,Pune-411011

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PUBLIC NOTICE FOR SALE

SALE NOTICE THROUGH E- AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS / GUARANTORS

SALE NOTICE UNDER SARFAESI ACT, 2002 (HEREAFTER REFERRED TO AS Act) READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (HEREAFTER REFERRED TO AS Rules)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below.

Whereas the authorized officer of the bank has decided to sell the properties described herein below on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IT IS BASIS**" under rules 8 & 9 of the said Act, through online public auction.

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| Borrower/s & Guarantor/s Name & Address. | Borrower M/s D.M.Nangia #304, Tej House, 5, 3 rd floor M.G Road, Pune. Through its Partners1. Late Mr. deendayal M Nangia Through his legal heir a). Ms. Chitra Nangia b)Mr.Sunil Nangia c)Ms. Ritu Nangia d)Ms. Deepika Nangia 2). Mr. Prem M Nangia 3)Mr. Anil M Nangia above all are residing at 35, Duncan Road, Khadki ,Pune-411003 |
| Outstanding Amount (in ₹) | ₹ 1, 26, 64,000/- (₹ One Crores Twenty six lakhs Sixty four thousand only) plus interest from 01/04/2005 onwards. |
| Description of the property | Property consisting of all that piece and parcel of office premises at 304 Tej House, 3 rd floor 5 M.G. Road, Pune-411001 admeasuring about 337 sq.ft. i,e 30.70 sq. mtrs ,Tal .Haveli, Dist. Pune and within the limits of Pune Municipal Corporation. Along with bounded on the East by Lane the South by Open space house No.6 West by 305 , Tej House and Passage and on the North by Office No.303 Together with easements appurtenant thereto and fixtures and fittings annexed thereto with rights. |
| Inspection Date & Time of the Property | 25.09.2013 & 26.09.2013from 10:00 AM to 5:00 PM with prior appointment. |
| Last date for submission of online Bid | 07.10.2013 up to 2:30 PM |
| Date, Time of E-Auction | 08.10.2013 from 12:30PM to 1:30 PM |
| Reserve Price (R.P) & EMD of the Property | Reserve Price ₹25,65,000/- (₹ Twenty Five lakhs and sixty five thousand only) and EMD ₹ 2,56,500/- (₹ Two lakhs fifty six thousand and five hundred only) |

TERMS & CONDITIONS:

1. The auction sale will be `On line E-Auction/Bidding through website <https://www.bankeauctions.com> on 08.10.2013 from 12.30 PM to 1.30 PM with extensions of 5 minutes duration each.
2. Intending bidders shall hold a valid email address. For details with regard to e-auction and to avail online training on e-auction, please contact M/s C1 India Pvt Ltd, C-104, Sector 2, Noida-201301 (UP), Help Line no +91-120-4888888, +91-9821690968 Help Line e-mail ID support@bankeauctions.com
3. Bidders are advised to go through the website [<https://www.bankeauctions.com>] for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
4. Tender shall be submitted online only in the prescribed format with relevant details, as available in the website from date of publication.
5. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT to the credit of "BOM, E-Auction Account" Current Account No.60116202193 with Bank of Maharashtra, Corporate Finance Branch, Pune, IFSC code: MAHB0000941 before submitting the tender online.
6. A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No.) shall be forwarded to the Authorized Officer, Bank of Maharashtra, Asset Recovery Branch, Pune, so as to reach on or before 07.10.2013.
7. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹ 10, 000/- (₹ Ten Thousand Only).
8. The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), within 24 hrs on closure of the e-auction in the mode stipulated in clause 5 above. The balance of the bid amount shall have to be deposited within 15 days of acceptance / confirmation of sale conveyed to them. The non payment of balance amount within the time stipulated by Bank will entitle Bank for forfeiting the amount deposited by the successful bidder and put the property for re-auction, without any reference to such bidder.
9. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings, as per details provided by such bidders in the "auction bid form"
10. The sale is subject to confirmation by the Bank. If the borrower / guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.
11. The property is sold in `**As Is Where Is And As Is What Is Condition**` and the intending bidders should make discreet enquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges / encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
12. 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.
13. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.

14. The intending purchasers can inspect the property with prior appointment at his / her expenses on the time and date mentioned above. For inspection of the properties, please contact Asset Recovery Branch on the address given above.
15. The sale is subject to the conditions prescribed in the SARFAESI Act / Rules 2002 and the conditions mentioned above.
16. The above mentioned Borrowers and Guarantors may take note of the above.
17. For further details, contact the authorized officer, Bank of Maharashtra, Asset Recovery Branch, Pune.

SALE NOTICE TO BORROWERS / GUARANTORS

Dear Sir / Madam,

The undersigned being the Authorized Officer of Bank of Maharashtra is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under.

You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc. in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took possession of the secured assets, more particularly described in the schedule mentioned above and a possession notice was issued in Pune edition of "Financial Express" (English) and "Loksatta" (Marthi) on 10.03.2008.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Place: Pune
Date: 04.09.2013

Authorized Officer
Bank of Maharashtra