



# BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

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

Zonal Office: Udyog Bhavan Building, Railway Station Road, Chandrapur

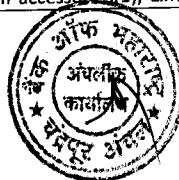
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## PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT), 2002

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 Guarantor	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><b>1) M/s Rajhans Agro Industries (Borrower)</b> <b>Registered Address:</b> Survey No. 253/1, Nealjai, Near Indian Oil Petrol Pump, Sai Nagari Souit Road, Madheli, Tah. Warora, Dist. Chandrapur 442 910</p> <p><b>2) Mr. Sanjay Motiram Mahajan (Partner of 1)</b> <b>ADD.:</b> Plot No. 1, Warora Road, Sai Lila, Near Petrol Pump, At Post Madheli, Tah. Warora, Dist. Chandrapur 442 910</p> <p><b>3) Mrs. Varsha Sanjay Mahajan (Partner of 1)</b> <b>ADD.:</b> Plot No. 1, Warora Road, Sai Lila, Near Petrol Pump, At Post Madheli, Tah. Warora, Dist. Chandrapur 442 910</p> <p><b>4) Dr. Vijay R. Deotale (Partner of 1)</b> <b>ADD.:</b> Shop No. 17&amp;26, Constructed on Sheet No. 2, Block No. 57, Plot No. 148/C, C. S. No. 7667, Mouza Nazul Mohalla, Jatpura No. 2, Chandrapur, Dist. Chandrapur <b>Alternate Address :</b> Souit, Warora, Tah. Warora, Dist. Chandrapur</p> <p><b>5) Mr. Chetan Vijay Mahajan (Partner of 1)</b> <b>ADD.:</b> Ward No. 5, Near Vitthal Mandir, At Post Madheli, Tah. Warora, Dist. Chandrapur 442 907</p> <p><b>6) Mrs. Asawari Vijay Deotale (Guarantor)</b> <b>ADD.:</b> Souit, Warora, Tah. Warora, Dist. Chandrapur <b>Alternate Address :</b> Shop No. 17&amp;26, Constructed on Sheet No. 2, Block No. 57, Plot No. 148/C, C. S. No. 7667, Mouza Nazul Mohalla, Jatpura No. 2, Chandrapur, Dist. Chandrapur</p>	<p><b>Cash Credit:</b> Ledger Balance Rs. 16992413.50/-+ Unapplied Interest of Rs. 4541010.67/- <b>Total Dues for Cash Credit Rs</b> <b>21533424.17/- +</b> <b>Interest@15.25%</b> <b>w.e.f. 13.12.2019</b></p> <p><b>Term Loan:</b> Ledger Balance Rs. 2,35,57,092.00/- + Unapplied Interest of Rs. 85,99,974.79/- <b>Total Dues for Term Loan Rs.</b> <b>3,21,57,066.79/- +</b> <b>Interest @12.60%</b> <b>w.e.f. 13.12.2019</b></p>	<p><b>Auction Date:</b> <b>21/01/2020,</b> <b>11.30 am to 12.30 pm</b></p> <p><b>Submission of EMD &amp; Online application: up to 20/01/2020, 4.00 pm</b></p> <p><b>Bid increase Amount</b> <b>Rs.10,000/-</b></p>
	<b>Description of Properties Mortgaged/Hypothecated for sale</b>	<b>Reserve Price (Rs.)</b>	<b>EMD Amount (Rs.)</b>
1-a	All that piece and parcel of factory land and structure & construction thereon at Survey No. 253/1B, Mouza Village Madheli, Taluka Warora, District Chandrapur, admeasuring 2.43 Hectors (24300 Sq. Mt.) owned by M/s Rajhans Agro Industries. Bounded as under: East- Road, West- Portion of S.No. 253 of Vijay Mahajan, North- S. No. 251, South- S. No. 268; Along with the Hypothecated plant, machinery, furniture, inventory, stock, receivables and other current assets situated and lying at the factory premises; Hypothecated Items: Seed cotton inclined belt conveyor (1), Central two trolley system with GB(1), Proximity switches Structure 2 no (1), Lint Slopper(1), Lint seed conveyor (24), Lint suction system & accessories (1), Lint bottom suction system accessories(1), Lint	Rs. 3,01,47,220/-  (Immovable Property Rs. 2,01,47,220/- + Hypothecated Items Rs. 1,00,00,000/-)	Rs. 30,14,722/-



	cleaner 60" (3 rolls ), DR Gin M/C (Jumbo Deluxe 58 seed channel type) (24 ), Cotton lint bailing press(Automatic , Double- box ,up packing, revolving ,doorless, Tramper, Hydraulics & Accessories )18-20 Bales/hr (1) Main Power Control System (Set), Euroline MCC 24-24 DR Panel, High Pressure Moisture system, Dust Separator from Lint, Seed Delivery System , Motor Rail, Pulleys, Guarding & Accessories, Weigh Bridge 50 MT, Complete Electrification with Transformer 11KV and Control system, Control Panel, Switches, Cables, Bus Bars, MCB, Cubical, Motors, Misc. Plant and Machinery Etc, Tractor New Holland 5500 & Loader 2016		
1-b	Plot No. 03,04,18,19&20, S. No. 255/B, Mouza Madheli, Tah. Warora. Dist. Chandrapur, admeasuring 1579.33 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Warora-Soiet road; West: 9.0 mtr layout road; North: plot no.2 & 21; South: 9.0 mtr layout road [Only immovable property is being sold, Petrol Pump/Petrol Dispensing Equipments lying at the site are not included]	Rs. 52,21,000/-	Rs.5,22,100/-
1-c	Plot No. 7, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 520.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Road; West: Plot No. 13 & part of plot no. 12/14; North: Plot No. 6; South: Plot No. 8	Rs. 18,72,000/-	Rs. 1,87,200/-
1-d	Plot No. 9, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 681.37 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Road; West: Plot No. 10; North: Plot No. 8; South: Agriculture land	Rs. 24,53,000/-	Rs. 2,45,300/-
1-e	Plot No. 10, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 198.75 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Plot No.8 & 9; West: Road; North: Plot No. 11; South: Land of Others	Rs. 3,97,500/-	Rs. 39,750/-
1-f	Plot No. 11, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 161.25 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Plot No.8; West: Road; North: Plot No. 12; South: Plot No. 10	Rs. 3,22,580/-	Rs. 32,258/-
1-g	Plot No. 12, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Plot No.7 & 8; West: Road; North: Plot No. 13; South: Plot No. 11	Rs. 3,00,000/-	Rs. 30,000/-
1-h	Plot No. 13, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Plot No. 7; West: Road; North: Plot No. 14; South: Plot No. 12	Rs. 3,00,000/-	Rs. 30,000/-
1-i	Plot No. 14, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Plot No. 6 & 7; West: Road; North: Plot No. 15; South: Plot No. 13	Rs. 3,00,000/-	Rs. 30,000/-
1-j	Plot No. 15, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Plot No. 6; West: Road; North: Plot No. 16; South: Plot No. 14	Rs. 3,00,000/-	Rs. 30,000/-
1-k	Plot No. 16, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Plot No. 5 & 6; West: Road; North: Plot No. 17; South: Plot No. 15	Rs. 3,00,000/-	Rs. 30,000/-
1-l	Plot No. 25, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 202.50 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Road; West: Plot No. 36; North: Existing Pandhan; South: Plot No. 26	Rs. 4,05,000/-	Rs. 40,500/-
1-m	Plot No. 26, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Road; West: Plot No. 36 & 37; North: Plot No. 25; South: Plot No. 27	Rs. 3,00,000/-	Rs. 30,000/-
1-n	Plot No. 28, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Road; West: Plot No. 33 & 34; North: Plot No. 27; South: Plot No. 29	Rs. 3,00,000/-	Rs. 30,000/-
1-o	Plot No. 29, S. No. 255/B, Mouza Madheli, Tah. Warora, Dist. Chandrapur, admeasuring 150.00 Sq. Mt., owned by Mr. Sanjay Motiram Mahajan and bounded as under: East: Road; West: Plot No. 32 & 33; North: Plot No. 28; South: Plot No. 30	Rs. 3,00,000/-	Rs. 30,000/-

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

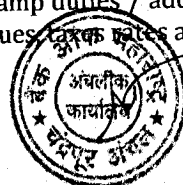


documents.

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 Warora branch 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, 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



*(Signature)*  
(Shrikant Tol)  
Deputy Zonal Manager  
Zonal Office, Chandrapur