

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक	अंचल कार्यालय अहमदाबाद/Zonal office Ahmedabad टेलीफोन/TELE- 079-25507901/03 फैक्स/FAX-079-25509564 ई-मेल/e-mail : cmmarc_ahe@mahabank.co.in प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5	 एक कदम स्वच्छता की ओर 'स्वच्छता अभियान' की सफलता हेतु हम प्रतिबद्ध हैं
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Sale notice for sale of immovable properties

[See proviso to rule 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/(s) and Guarantor/(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on **21.01.2020**, for recovery/dues Mentioned in **Column No. 2**, due to the Bank of Maharashtra, Secured Creditor from below mentioned Borrowers (name mentioned at **column No. 1**) and from the Guarantors (name mentioned at **column No. 1**). The reserve price will be as mention at **column No. 4** and the Earnest Money Deposit will be as mention at **column No. 4** for each of the property/ies mentioned at **column No. 3**:-

Following Properties are being put on sale:

(Rs. In Lakh)

Lot No.	Borrower/s/Guarantor/s/Branch Name & contact No. (Column No.1)	Outstanding dues for recovery of which property are being sold (Column No.2)	Description of the property & Possession Status (Column No.3)	'(i) Reserve price (ii) EMD (iii) Bid increase Amt (Column No.4)	Date of E-Auction 21.01.2020 (i) Time of e auction (ii) Date of Inspection (iii) Time of Inspection
1	M/s Poojya Exports Pvt. Ltd. (Borrower) Through Director & Guarantor- Mr. Bhavin Nikunjibhai Fadia & Mrs. Urvi Bhavin Fadia Branch Name: ARB Contact Person: Mr Gaurav Tyagi : 9717020782	Rs. 14,26,02,367 /- + interest @ 12.65% and 2% penal interest thereon since 29.09.2018 (Less recovery made thereafter)	All those pieces and parcels of immovable property situated, lying and being at village : Vastrapur within the registration Sub-District: City and District: Ahmedabad bearing Office No. 604, 6th Floor, B-building, Gopal Palace, F.P. No. 236, T.P.S. No. 21, Near Zansi Rani Bus Stop, Near Nehrunagar Circle, Vastrapur,, Ahmedabad admeasuring 1933 sq. ft possession : PHYSICAL	(i) Rs.62.78 lakhs (ii) Rs.6.30 lakhs (iii) Rs.10,000 /-	(i) 11:00 pm to 12:00 Noon (ii) 08.01.2020 (iii) 11.00 am to 5:00 pm

Terms and Conditions

1. The properties are being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". The auction sale will be `Online E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Registration of Bidders is essential with <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Bidders to upload requisite KYC documents. Bidders are advised to go through the website <https://ibapi.in> & <http://www.bankofmaharashtra.in/proposal.asp> for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication. For More information kindly contact Authorised officers Mr Sahaj Pathak email id : cmmarc_ahe@mahabank.co.in, Mobile NO : 9893163260 and **Mr Gaurav Tyagi**, email id : cmarb_ahe@mahabank.co.in, Mobile No: **9717020782**.

2. To the Best of knowledge and information of the Bank, there is no encumbrance on any property. However, the Bidder/s has to satisfy himself about the details of property before submitting their bids/taking part in e-auction sale proceedings. The bidder/ purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. 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 of 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 & to pay the tax to the authorities as per applicable rates.

3. The intending purchasers/bidders are required to deposit EMD NEFT / RTGS Transfer in the *Account No.*,60348161807,*Name of the A/c:* AUTHORISED OFFICER UNDER SARFAESI AND DRT ACT, *Name of the Beneficiary:* Bank of Maharashtra A/c.- Property Lot No & Name of the Borrower (as the case may be) *IFS Code:*MAHB0000213 .

4. 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.

5. 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 & A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No. and the account number through which EMD is remitted) shall be forwarded to the Authorized Officer of Bank of Maharashtra, Asset Recovery branch/ Recovery Department, Ahmedabad Zonal Office, Mavlankar Haveli,Bhadra,Ahmedabad-380001 by **20.01.2020** by time 5:00 P M.

6. 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.

7. E-Auction is being held on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" after taking symbolic possession of the properties. Successful bidder/s shall have to get physical possession of the properties at his/their own cost, risk & responsibility. Though the Bank will facilitate in taking possession by obtaining orders from the competent authorities.

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 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer.

9. The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses.

10. 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 the law. All statutory/non statutory dues, taxes, rates, assessments, charges fees etc will be the responsibility of the successful bidder only.

11. In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, the Bank shall be entitled to forfeit all the monies till then paid by the successful bidder and put up the property in question for resale/disposal in its absolute discretion, and the defaulting successful bidder shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

12. 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 thereof. 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.

13. On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized officer shall issue a certificate of sale of the said property in favor 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 is submitted.

14. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

15. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.

16. Disputes, if any, shall be within the jurisdiction of **Ahmedabad** Courts only.

17. This publication is also **15 day's** notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors.

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Maharashtra Secured Creditor's website i.e. <http://www.bankofmaharashtra.in/propsale.asp>

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank of Maharashtra nor the Service Provider will be responsible for any lapses/failure (Internet failure, power failure etc.).

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The borrower / 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.

Date: 03.01.2020

Authorised Officer

Place: Ahmedabad

Bank of Maharashtra