

 <p><b>बैंक ऑफ महाराष्ट्र</b> Bank of Maharashtra पुणे शाखेचा वी वी एक परिवार एक बँक</p>	<p align="center"><b>Thane Zonal office</b>                  TELE : 022-2582-3040 / 2583-1649 /                  e-mail : <a href="mailto:recovery_tha@mahabank.co.in">recovery_tha@mahabank.co.in</a>;                  cmmarc_tha@mahabank.co.in</p> <p align="center"><b>Address: B 37 Wagle Industrial Estate, Thane(W) – 400604</b>                  प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5-                  Head Office: LOKMANGAL,1501,SHIVAJINAGAR,PUNE-5</p>	 <p>एक कदम सत्यता की ओर 'सत्यता अविनाश' की संकल्पना हेतु एक प्रविष्टि है</p>
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**Terms and Conditions for sale of assets of A/c Mrs. Nutan Kalpesh Shah & Mr. Kalpesh P Shah, M/s Sunita Fabrics & Mr. Sunil Kisan Kamble & Mrs.Archana Sunil Kamble through online e-auction on 20.08.2021 under SARFAESI Act**

<p><b>1. Mrs. Nutan Kalpesh Shah &amp; Mr. Kalpesh P Shah – SC Kalyan branch, Contact 0251-2211925/2213054 <a href="mailto:bom15@mahabank.co.in">bom15@mahabank.co.in/</a> <a href="mailto:brmgr15@mahabank.co.in">brmgr15@mahabank.co.in</a>, Chief Manager, Kalyan Branch, Mb No. 8530414078</b></p>		
<p><b>1. Mrs. Nutan Kalpesh Shah &amp; Mr. Kalpesh P Shah - 6/405, Sarvodya Garden CHS, Near Bhanusagar Cinema, Kalyan West</b></p>		
<p><b>Outstanding Amount Total Due + Interest</b></p>	<p>Rs.11,99,931/- plus unapplied interest w.e.f. 30.03.2016 plus other costs, charges and expenses</p>	
<p><b><u>LOT NO.2 Physical Possession</u></b> Flat no. 603, C Wing, Kaveri Building, Kailash Nagar, Next to cancer Hospital, Valivali Road, Badlapur(W) . Dist: Thane 421503 <b>Date &amp; Time of Inspection of the Property – 11.08.2021 from 11.00 a.m. to 4.00 p.m.</b></p>	<p><b>Reserve Price</b> <b>Rs. 18,00,000/-</b> (Rupees Eighteen lakhs only)</p>	<p><b>EMD</b> <b>Rs. 1,80,000/-</b> (Rupees One lakh Ninety Thousand only)</p>
<p><b>The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)</b></p>		
<p><b>2. M/s Sunita Fabrics (Prop: Mrs. Sunita Rajesh Idnani – SC Kalyan branch, Contact 0251-2211925/2213054 <a href="mailto:bom15@mahabank.co.in">bom15@mahabank.co.in/</a> <a href="mailto:brmgr15@mahabank.co.in">brmgr15@mahabank.co.in</a>, Chief Manager, Kalyan Branch, Mb No. 8530414078</b></p>		
<p><b>1. M/s Sunita Fabrics – Shop No. 973, 2<sup>nd</sup> floor, Opposite Raja Medical Store, Station Road, Ulhasnagar 3</b> <b>2. Gala No. 3, JB Industrial Compound, Opp Bajrangi Ice Factory Khemani, Ulhasnagar 2</b> <b>3. Mrs. Sunita Rajesh Idnani – Row House no 8, Paranjape Chawl, Behind Shiv Mandir</b></p>		
<p><b>Outstanding Amount Total Due + Interest</b></p>	<p>Rs.38,72,693/- plus unapplied interest w.e.f. 30.09.2016 plus other costs, charges and expenses</p>	

Name of Bidder	Signature of Bidder	Date

<p><b>LOT NO.2 Physical Possession</b> Flat no. 501, Fifth Floor, Mannat Villa, Block no. C-929, Near Kali Mata Mandir, off Kurla Camp Road, Ravindra Nagar, Kurla Camp, Ulhasnagar, Distt: Thane 421005 <b>Date &amp; Time of Inspection of the Property – 11.08.2021 from 11.00 a.m. to 4.00 p.m.</b></p>	<p><b>Reserve Price</b> <b>Rs. 32,06,400/-</b> (Rupees Thirty Two lakhs Six Thousand Four Hundred only)</p>	<p><b>EMD</b> <b>Rs. 3,20,640/-</b> (Rupees Three lakhs Twenty Thousand Six Hundred Forty only)</p>
<p><b>The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)</b></p>		
<p><b>3. Mr. Sunil Kisan Kamble &amp; Mrs.Archana Sunil Kamble – Vartaknagar Branch, Contact 022-25883145/25881711 <a href="mailto:bom642@mahabank.co.in">bom642@mahabank.co.in/</a> <a href="mailto:brmgr642@mahabank.co.in">brmgr642@mahabank.co.in</a> , Chief Manager, Thane Vartaknagar Branch Mb. No. 9096473962</b></p>		
<p><b>1. Mr. Sunil Kisan Kamble – Room No. 2002, Building No 10, Hawre City, Thane, Maharashtra</b> <b>2. Mrs. Archana Sunil Kamble Room No. 2002, Building No 10, Hawre City, Thane, Maharashtra &amp; Vartaknagar Naka, Near Shopkeeper Society, Pokharan Road No.1,Thane(W)</b></p>		
<p><b>Outstanding Amount Total Due + Interest</b></p>	<p>Rs.51,74,672/- plus unapplied interest w.e.f. 13.10.2018 plus other costs, charges and expenses</p>	
<p><b>LOT NO.2 Physical Possession</b> Flat no. 01 &amp; Shop No. 01, Ground Floor, Adiraj Garden, Building No. 2, Behind Adiraj Laxmi Enclave , Nallasopara (W), Village Nilemore, Tal – Vasai, Distt Palghar, Maharashtra <b>Date &amp; Time of Inspection of the Property – 11.08.2021 from 11.00 a.m. to 4.00 p.m.</b></p>	<p><b>Reserve Price</b> <b>Rs. 48,20,000/-</b> (Rupees Forty Eight lakhs Twenty Thousand only)</p>	<p><b>EMD</b> <b>Rs. 4,82,000/-</b> (Rupees Four lakhs Eighty Two Thousand only)</p>
<p><b>The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)</b></p>		

- 1) The auction sale will be `Online E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on **18/02/2021** for mentioned property **from 11:30 pm to 12:30 pm** with auto extensions for 5.00 minutes in case bid is placed within last 5 minutes. Bidders shall improve their offers in multiple of Rs. 1, 00,000/- (Rs. One lakh only) during online bidding for properties.
- 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/proposal.asp> for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- 4) The intending Bidders/ Purchasers are requested to register on portal (<https://wwwmstcaution.com>) using their mobile number and e-mail id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the

Name of Bidder	Signature of Bidder	Date

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intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.

- 5) In case of any difficulty or need of assistance before or during the e-auction process may contact authorised representative of our e-auction service provider (<https://www.mstcecommerce.com>). Details of which are available on the e-auction portal. This service provider will also provide online demonstration/ training on e-auction on the portal.
- 6) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 7) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.
- 8) 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.
- 9) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 10) Prospective bidders may avail online training from website: <https://ibapi.in> & and <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Educational videos are available on the websites.
- 11) E-Auction is being held on “AS IS WHERE IS AND WHATEVER THERE IS BASIS” after taking physical possession of the properties.

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.

- 12) The intending purchasers can inspect the properties with prior appointment at his/her own expenses on 11.08.2021 between 11.00 am to 4.00 pm. For prior appointment please contact - 9977825135 Assistant General Manager & authorized officer thane zone
- 13) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of **AUTHORISED OFFICER AND CHIEF MANAGER ASSET REC CELL THANE** Current Account No. **60242913097** with Bank of Maharashtra, **Thane SSI Branch**, and IFSC code: **MAHB0000088** before submitting the tender online. The said EMD shall be adjusted towards final bid amount in case of the highest bidder. In respect

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of other/unsuccessful bidders the EMD will be refunded without interest through RTGS/NEFT to the account from which it is received.

- 14) 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, Thane Zone so as to reach on or before 18.08.2021.
- 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 successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day or by the next day of E-auction sale in the mode stipulated in **clause 11** above. The balance of the bid amount shall have to be deposited on or before the fifteenth day of confirmation of Sale.
- 18) 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.**
- 19) 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.
- 20) 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.
- 21) 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.
- 22) Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- 23) This publication is also Fifteen days' notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors.
- 24) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 25) Bid form without EMD or with below EMD amount shall be rejected summarily.

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- 26) 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.
- 27) This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

**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.).

Place: Thane  
Date: 04/08/2021

Authorized Officer  
Bank of Maharashtra  
Thane Zone

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Name of Bidder	Signature of Bidder	Date

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