

**Asset Recovery Branch Aurangabad**

टेलीफोन/TELE : 0240-6645604

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CIDCO Aurangabad 431003प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5
Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5**Terms & Conditions for E Auction Sale Notice No.****ARB AUR - 2/2019**

SI	Branch & Phone No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit	Last date of bid submission with EMD (DD/MM/YY)
1	Asset Recovery Branch Aurangabad Ph- (0240)-6645604	1)Mr. Pandurang Uttamrao Bajad & Smt. Rupali Pandurang Bajad	NA	53,70,948/- (Rs Fifty three lakhs seventy thousand nine hundred forty eight only)	Flat no -8, Fourth (4 th) floor, Built up area-97.21 sq. Mtrs. +Terrace 18.86 sq. Mtrs in Ashtajyoti Residency Apartment , Rajiv Nagar in Plot no 66 of S. No. 882/3/66 of Nasik	Physical	Reserve Price -Rs 27,36,000/- (Rs Twenty seven lakhs thirty six thousand only)/ EMD- Rs 2,73,600 (Rs Two lakhs seventy three thousand six hundred only)	25/02/2019



Asset Recovery Branch Auranagabad Ph- (0240)- 6645604	2)Mr Prakash Uttamrao Vidhate & Smt. Namita Prakash Vidhate	NA	Rs 48,19,829/ - (Rs Forty eight lakhs nineteen thousand eight hundred twenty nine only	Flat no-1, First floor, Built up area 97.21 Sq. . Mtrs. in Ashtajyoti Residency Apartment , Rajiv Nagar in Plot no 66 of S. No. 882/3/66 of Nasik	Physical	Reserve Price- Rs 23,94,000/(Rs Twenty three lakhs ninety four thousand only)/ EMD Rs 2,39,400/- (Rs Two lakhs thirty nine thousand four hundred only	25/02/2019
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- 1) The auction sale will be 'On line E-Auction/Bidding through website <https://www.bankeauctions.com> on **28/02/2019** for mentioned property from **11:30Am** with unlimited extensions of 10 minutes duration each. Bidders shall improve their offers in multiple of Rs. 25000 /- (Rs. Twenty five Thousand Only) during online bidding or property/ies.
- 2) Bidders are advised to go through the website <https://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.
- 3) Registration of Bidders with Auctioneer Company (c1india Pvt Ltd) for bidding in e- auction as per the requirement of the Auctioneer Company is essential.
- 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/NR1s/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:www.c1india .com and <https://www.bankeauctions.com> Contact No **9594597555** (Mr Hareesh Gowda)email hareesh.gowda@c1india.com).
- 9) 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



Annexure- B

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. **(Authorised Officer may mention, if the auction is conducted on symbolic possession)**

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/ Cooperative 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.

- 10) The intending purchasers can inspect the property/ies with prior appointment at his/her own expenses **on 20/02/2019 between 11:00 Am to 04:00 Pm** For prior appointment please contact Mr A R Ghate at bom1454@mahabank.co.in or on 9730000588
- 11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of Tax Payment A/C Asset Recovery Branch Aurangabad Current Account No. **60046865602 with Bank of Maharashtra, Town Center Branch, IFSC code: MAHB0001327 before** submitting the tender online. The said EMD shall be adjusted towards final bid amount in the case of highest bidder. In respect of other/unsuccesful bidders the EMD will be refunded without interest through RTGS/NEFT to the account from which it is received.
- 12) 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 Branch Manager, Bank of Maharashtra, Asset Recovery Branch/Authorised Officer, Aurangabad Zone so as to reach on or **before 27/02/2019**
- 13) 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.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.

- 18) 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.
- 19) 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.
- 20) 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.
- 21) This publication is also fifteen days' notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors.
- 22) The sale shall be subject to rules/conditions prescribed under Securitization **and** Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 23) Disputes, if any, shall be within the jurisdiction of Aurangabad Courts only.
- 24) 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.

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: Aurangabad
Date: 7/02/2019



Authorized Officer
Bank of Maharashtra, Asset Recovery Branch Aurangabad
Aurangabad Zone. _____

* The terms and conditions are only illustrative and the authorized Officer is at liberty to put such other terms and conditions as deemed fit.

