



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

Thane Zonal office

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Address: B 37 Wagle Industrial Estate, Thane(W) – 400604

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5

Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5

Terms & Conditions for E Auction Sale Notice No. 2/2021

1. M/s. Gracious Pharmaceuticals Pvt. Ltd – Nallasopara branch, Contact 0250-2402030/ bom197@mahabank.co.in/ brmgr197@mahabank.co.in

1. M/s. Gracious Pharmaceuticals Pvt. Ltd - Flat No 4, 2nd Floor, Ratnakunj Co Op HSG Society, C S Complex, Road No.4, Dahisar East, Mumbai – 400 068 1) Mr. Atul Prafulla Patil- 102,1,SH Sian Krishna CHS, S K Bole Road,Dadar-400028 2) Mr. Pramod Bharati – Flat No 402, A Wing, Evershine City, Akshar Mahol, Vasai East , Thane 3) Mr. Jay Prakash Gupta- 607/A Sheetal Shopping Centre No 2, B P Road, Bhayander East, Thane – 401105

Outstanding Amount Total Due + Interest	Rs. 1,22,78,004/- plus interest w.e.f. 02.02.2021 plus other costs, charges and expenses
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LOT NO.1 Physical Possession Flat No 4, 2 nd Floor, Ratnakunj co Op HSG Society, C S Complex, Road No.4, Dahisar East, Mumbai – 400 068 Date & Time of Inspection of the Property – 11.02.2021 from 11.00 a.m. to 4.00 p.m.	Reserve Price Rs. 51,82,000/- (Rupees Fifty One lakhs Eighty Two Thousand only)	EMD Rs. 5,18,200/- (Rupees Five lakhs Eighteen Thousand Two Hundred only)
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The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)

2. Mrs. Nutan Kalpesh Shah & Mr. Kalpesh P Shah – SC Kalyan branch, Contact 0251-2211925/2213054 bom15@mahabank.co.in/ brmgr15@mahabank.co.in

1. Mrs. Nutan Kalpesh Shah & Mr. Kalpesh P Shah - 6/405, Sarvodya Garden CHS, Near Bhanusagar Cinema, Kalyan West

Outstanding Amount Total Due + Interest	Rs.20,83,164/- plus interest w.e.f. 02.02.2021 plus other costs, charges and expenses
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LOT NO.2 Physical Possession Flat no. 603, C Wing, Kaveri Building, Kailash Nagar, Next to cancer Hospital, Valivali Road, Badlapur(W) . Dist: Thane 421503 Date & Time of Inspection of the Property – 11.02.2021 from 11.00 a.m. to 4.00 p.m.	Reserve Price Rs. 18,00,000/- (Rupees Eighteen lakhs only)	EMD Rs. 1,80,000/- (Rupees One lakh Ninety Thousand only)
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The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)

3. M/s Sunita Fabrics (Prop: Mrs. Sunita Rajesh Idnani – SC Kalyan branch, Contact 0251-2211925/2213054 bom15@mahabank.co.in/ brmgr15@mahabank.co.in

1. M/s Sunita Fabrics – Shop No. 973, 2nd floor, Opposite Raja Medical Store, Station Road, Ulhasnagar 3
2. Gala No. 3, JB Industrial Compound, Opp Bajrangi Ice Factory Khemani, Ulhasnagar 2
3. Mrs. Sunita Rajesh Idnani – Row House no 8, Paranjape Chawl, Behind Shiv Mandir

Outstanding Amount Total Due + Interest	Rs.74,11,256/- plus interest w.e.f. 02.02.2021 plus other costs, charges and expenses	
LOT NO.3 Physical Possession 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 Date & Time of Inspection of the Property – 11.01.2021 from 11.00 a.m. to 4.00 p.m.	Reserve Price Rs. 34,20,000/- (Rupees Thirty Four lakhs Twenty Thousand only)	EMD Rs. 3,42,000/- (Rupees Three lakhs Fourty Two Thousand only)
The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)		
4. Mr. Sunil Kisan Kamble & Mrs.Archana Sunil Kamble – Vartaknagar Branch, Contact 022-25883145/25881711 bom642@mahabank.co.in / brmgr642@mahabank.co.in		
1. Mr. Sunil Kisan Kamble – Room No. 2002, Building No 10, Hawre City, Thane, Maharashtra 2. Mrs. Archana Sunil Kamble Room No. 2002, Building No 10, Hawre City, Thane, Maharashtra & Vartaknagar Naka, Near Shopkeeper Society, Pokharan Road No.1,Thane(W)		
Outstanding Amount Total Due + Interest	Rs.62,94,122/- plus interest w.e.f. 02.02.2021 plus other costs, charges and expenses	
LOT NO.4 Physical Possession Flat no. 01 & Shop No. 01, Ground Floor, Adiraj Garden, Building No. 2, Behind Adiraj Laxmi Enclave, Nallasopara (W), Village Nilemore, Tal – Vasai, Distt Palghar, Maharashtra Date & Time of Inspection of the Property – 11.02.2021 from 11.00 a.m. to 4.00 p.m.	Reserve Price Rs. 48,20,000/- (Rupees Fourty Eight lakhs Twenty Thousand only)	EMD Rs. 4,82,000/- (Rupees Four lakhs Eighty Two Thousand only)
The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)		
M/s Vijay Fabrics : Prop: Vijay Khialdas Mulchandani– Kalyan Shivaji Chowk branch, Contact : 0251-2211925/2213054 bom15@mahabank.co.in / brmgr15@mahabank.co.in Account : Vijay fabrics : Prop: Vijay Khialdas Mulchandani Ac: 60144094023 Address of Unit : Shop No.101 & 102 ,1st Floor , Sai Paramanand Complex , Main Bazar, Ulhasnagar -421005 . Dist: Thane Residential Address : Flat No.6 ,2nd Floor, Bharti Apartment , Panjabi Colony , Ulhasnagar -421003 Guarantor : 1) Mr. Jagdish Bakshomal Kundnani – Flat No.203, Nirmal Roshni Apartment , Ulhasnagar-4 . Dist: Thane 2) Mr. Rahul Vijay Mulchandani, Flat No.102, Karan Palace , First Floor, Khemani Road , Ulhasnagr -2		
Property Mortgage: Shop No.102, 1st Floor, Sai Paramand Complex CTS No.29361, Barrack no.2005, Ulhasnagar. Dist: Thane pin-421005		
Outstanding Amount Total Due + Interest	Rs. 82,30,727/- (Rupees Eighty Two lakhs Thirty Thousand Seven Hundred Twenty Seven Only) plus interest w.e.f. 16.01.2021 plus other costs, charges and expenses	



Physical Possession : Shop No.102, 1 st Floor, Sai Paramand Complex CTS No.29361, Near Swami Shanti Prakash Ashram off Gajanan Galli Road , Barrack No.2005 Ulhasnagar . Dist: Thane Pin-421005 Date & Time of Inspection of the Property – 04.02.2021 from 11.00 a.m. to 4.00 p.m.	Reserve Price Rs. 23,00,000/- (Rupees Twenty Three lakhs only)	EMD Rs. 2,30,000/- (Rupees Two lakhs Thirty Thousand only)
The bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One lakh only)		

- 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 1.00 pm to 3.00 pm** with unlimited extensions of 5.00 minutes duration each. 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/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) 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.

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.

- 10) The intending purchasers can inspect the properties with prior appointment at his/her own expenses on 11.01.2021 between 11.00 am to 5.00 pm. For prior appointment please contact - 9977825135 Assistant General Manager & authorized officer thane zone
- 11) 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 of other/unsuccessful 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 Authorized Officer, Thane Zone so as to reach on or before 17.02.2021.
- 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) Bid form without EMD or with below EMD amount shall be rejected summarily.
- 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.
- 25) 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: 04/02/2021

Authorized Officer
Bank of Maharashtra
Thane Zone

