



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
One Family One Bank

Website : [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in)  
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**अंचल कार्यालय, लखनऊ**

प्लॉट नं.12, सेक्टर 9 विकासनगर, लखनऊ-226022

**Zonal Office, Lucknow**

Plot No. 12, Sector-9, Vikas Nagar, Lucknow -226022  
☐: 0522-2739259,2739260 FAX: 0522-2739176

Sale Notice No. Lko/1-2/2017-18

**PUBLIC NOTICE FOR SALE THROUGH E- AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

In exercise of the powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the **Symbolic possession** of the secured assets of the borrower(s)/ mortgagors mentioned hereunder, the public and all the concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be, are hereby informed that the offers are invited by the undersigned for the purchase of the properties listed below.

The sale of the said properties will be on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IT IS BASIS**" & **on Symbolic Possession** under rules 8 & 9 of the said Act and rules, through public e-auction (online auction) only.

**(Last Date & Time for submission of EMD and document on or before 28/06/2017 up to 02.00 PM.**

Sl	Borrower/s & Guarantor/s Name & Address and Branch	Amount due & Other Expenses	Description of the property	Reserve Price & EMD
1	<b>M/s Ashirwad Sai Sales India Pvt. Ltd. &amp; M/s Chef Cuisine Restaurant Pvt. Ltd.,</b> Smt. Premlata Sethi W/o Late Shri Bal Krishna Sethi, Smt. Tanu Sethi W/o Shri Rohit Sethi, Smt. Ruchi Sethi W/o Shri Mohit Sethi, Shri Rohit Sethi S/o Late Shri Bal Krishna Sethi and Shri Mohit Sethi S/o Late Shri Bal Krishna Sethi  Branch: Gomti Nagar (Ph. 7054811237)	Rs. 5,06,60,245.00 & Intt w.e.f. 16.08.2014	<b>1.</b> Plot situated at village Kamlabad Badhauri bearing Khasra No. 155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136, 137, 138, 146, 147/1, 147/2, 228, 342, 483, 150, 151, 152/1,152/2 (Minzumla) Pargana – Mohona, Tehsil – Bakshi Ka Talab, Lucknow. Area – 19232 Sq. Feet / 1787.36 Sq. Meter, (Owner- Shri Mohit Sethi)	134.00 13.40
Rs. 4,74,28,383.00 & Intt w.e.f. 30.08.2014		<b>2.</b> Plot situated at village Kamlabad Badhauri bearing Khasra No. 155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136, 137, 138, 146, 147/1, 147/2, 228, 348, 483, 150, 151, 152/1,152/2, (Minzumla) Pargana – Mohona, Tehsil – Bakshi Ka Talab, Lucknow. Area – 25722 Sq. Feet / 2395.17 Sq. Meter, Owner- Shri Mohit Sethi.	180.00 18.00	
		<b>3.</b> Shop No. 1004, Situated at Lower Ground Floor, "Lekhraj Khazana", at Plot No. 4/D1, Sector – 4, Indira Nagar, Lucknow. Area – 122.76 Sq. Meter, Owner- Smt. Premlata Sethi,	116.50 11.65	
		<b>4.</b> Shop Nos. 914, 916, 917 and office space No.506, Situated at Basement, "Lekhraj Khazana", Sector – 4, Indira Nagar, Lucknow. Area – 74.10 Sq. Meter, Owner- Smt. Premlata Sethi,	111.00 11.10	

			<p><b>5.</b> Unit No. 001 on Ground Floor, Having Covered area admeasuring 118.94 Sq. Meter and Share of common areas and facilities measuring 27.56 Sq. Meter thus having total super area of 146.50 Sq. Meter in "MENARA TOWER", with in the Project Omaxe Heighs at Plot No. TCG-2/2 &amp; TCG-5/5, situated at Vibhuti Khand, Gomti Nagar, Lucknow, Owner- Smt. Tanu Sethi &amp; Smt. Ruchi Sethi.</p>	<p>88.20 8.85</p>
			<p><b>6.</b> Plot situated at village Kamlabad Badhauri bearing Khasra No. 155, 222, 160, 141, 142, 144, 145, 148, 159, 161, 136, 137, 138, 146, 147/1, 147/2, 228, 342, 483, 150, 151, 152/1,152/2 (Minzumla) Pargana – Mohona, Tehsil – Bakshi Ka Talab, Lucknow. Area – 30395 Sq. Feet / 2824.81 Sq. Meter, (Owner- Shri Mohit Sethi)</p>	<p>212.00 21.20</p>
2	<p><b>Shri Dev Sharan Pathak &amp; Shri Jai Pathak</b> both R/o Plot No 52, Sarita Vihar, Malhaur, Lucknow. Branch – Aminabad</p>	<p>Rs. 10,50,129.00 plus Unapplied Interest w.e.f. 19.07.2016</p>	<p>House on plot No 52 (Area- 78.06 Sq. Mtr.), Part of Khasra No 14, Sarita Vihar, Nizampur, Malhaur, Near Dooda Colony, Dist- Lucknow. (Owner – Shri Dev Sharan Pathak)</p>	<p>11.20 1.20</p>

**Terms & Conditions:**

- The auction sale for all properties will be Online [M/s E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad contact No. 079-40230821/824/825/826/827/806, Contact persons: Mr Ram Sharma, Mobile No. 08000023297, E-mail: up@auctiontiger.net, support@auctiontiger.net and ramprasad@auctiontiger.net. Mr. Vishal Tiwari, Mobile No. 09879996111, Email vishal@auctiontiger.net, Fax No 079-40230847 on 30/06/2017 from 11:00 am to 12:00 Noon \(IST\)](#) with unlimited extensions of 5 minutes duration each. Last date of submission of bid/tender with EMD is 28/06/2017.
- Buyer should ascertain the status of statutory dues and other encumbrances, if any. To the best of knowledge & information of the Authorized Officer, there are no encumbrances on any property. The properties are being sold with all the existing & future encumbrances whether known or unknown to the bank.
- Earnest Money Deposit (EMD) shall be remitted through RTGS/NEFT to the credit of "AUTHORISED OFFICER, BANK OF MAHARASHTRA MARC LUCKNOW" CA A/c No. 60162142319 with Bank of Maharashtra, Vikas Nagar, Lucknow Branch, IFSC code: MAHB0001281 before submitting the tender online. The said EMD shall be adjusted in the case of highest bid, otherwise refunded without interest.
- 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 in the mode stipulated above. The balance of the bid amount shall have to be deposited on or before the 15<sup>th</sup> day of confirmation of Sale.
- The intending purchaser/s should ascertain the status of statutory dues and other encumbrances, if any. He should make his own independent enquiry regarding the title of property put on auction and claims / rights/dues affecting the property prior to submitting the Bid. The authorised Officer/secured creditor will not be responsible in any way for any third party claim/rights/dues. The intending purchaser/s can inspect the property/ies with prior appointment at his / her expenses from 12/06/2017 to 17/06/2017 between 12.00 P.M. to 4.00 PM. on the time and date mentioned above. For prior appointment, please contact the respective Branch.
- Bidders are advised to go through the Bank's website <http://www.bankofmaharashtra.in/propsale.asp> for detailed Terms and Conditions of the Auction Sale & satisfy themselves about the details of property before submitting their bids/taking part in e-auction sale proceedings.

### **Terms & Conditions for E Auction Sale Notice No. Lko/1-2/2017-18**

1. The auction sale will be Online E-Auction/Bidding through M/s E-Procurement Technologies Ltd. Auction Tiger, Ahmadabad website <https://bom.auctiontiger.net> on **30/06/2017** for mentioned property **from 11:00 am to 12:00 noon (IST)** with unlimited extensions of 05 minutes duration each. Intending bidder should hold a valid e-mail id.
2. Bidders are advised to go through the website <https://bom.auctiontiger.net> or <http://www.bankofmaharashtra.in/propsale.asp> or [www.bankofmaharashtra.co.in](http://www.bankofmaharashtra.co.in) for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
3. Registration with Auctioneer Company for bidding in e-auctioning 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. 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 M/s E-Procurement Technologies Ltd. Auction Tiger, Ahmadabad contact No. 079-40230821/824/825/826/827/806, Contact persons: Mr. Ram Sharma, Mobile No. 08000023297, E-mail: [up@auctiontiger.net](mailto:up@auctiontiger.net), [support@auctiontiger.net](mailto:support@auctiontiger.net) and [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net); Mr. Vishal Tiwari, Mobile No. 09879996111, Email: [vishal@auctiontiger.net](mailto:vishal@auctiontiger.net), Fax No 079-40230847.
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 shall have to get physical possession of the properties at his own cost, risk & responsibility.
10. 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 property is/are being sold with all encumbrances, if any. **The bidder/ purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid as it will be responsibility of the purchaser to pay at his cost & expenses.** 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.
11. The intending purchasers can inspect the property/ies with prior appointment at his / her expenses **from 12/06/2017 to 17/06/2017 between 12.00 P.M. to 4.00 PM**. For prior appointment, please contact to the concerned Branch.
12. Earnest Money Deposit (EMD) shall be remitted through RTGS/NEFT to the credit of "AUTHORISED OFFICER BANK OF MAHARASHTRA MARC LUCKNOW" Current A/c No. 60162142319 with Bank of Maharashtra, Vikas Nagar, Lucknow Branch, IFSC code: MAHB0001281 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.
13. 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 Chief Manager ARC, Bank of Maharashtra, Zonal Office Lucknow **so as to reach on or before 28/06/2017 up to 02.00 p.m.**
14. 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 separately.

15. Bidders shall improve their offers in multiple of Rs. 10,000/- (Rs. Ten Thousand Only) during online bidding for property/ies.
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 in the mode stipulated in **clause 12** above. The balance of the bid amount shall have to be deposited on or before the 15<sup>th</sup> day of confirmation of Sale in the same mode and in the same A/c as mentioned above in Clause No. 12.
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. Payment of 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 notice to the borrower/guarantors required under section 13 (8) (6) of SARFAESI Act.
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. Disputes, if any, shall be within the jurisdiction of Lucknow Courts only.
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.

**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: Lucknow  
Date: 29/05/2017

Authorized Officer  
Bank of Maharashtra, Lucknow 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.

\*\* For any clarification English version shall only be referred.