



Sale Notice for sale of immovable properties (Appendix-IV-A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 properties mortgaged/ charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 16.12.2023 between 11.00 am and 3:00 pm, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as:

Sr. No.	Name of Branch & Borrower and Guarantors	Amount Due	Short Description of Immovable property with known encumbrances	Reserve Price/ Earnest Money Deposit (EMD)
1	Vartak Nagar Branch Mr. Swapnil Raghunath Loke and Smt Manini Subhash Joshi Residing Flat No 2, Ground Floor, E Wing, Sindhu Ratnya Park CHS Vill Kalher, Tal Bhiwandi Dist Thane and 583/13, Ashlrwad Apartment Kher Section Ambarnath East also at 4/142, Near Old Court, Muslim Aali Wada Tal Palghar	Rs. 1802953.00/- Rupees Eighteen lakhs two thousands nine hundred fifty three only) plus unapplied interest @8.60% p.a. w.e.f. as on 08/05/2023)	Security: Flat No 2, Ground Floor E Wing Sindhu Ratnya Park CHS Vill Kalher Tal Bhiwandi Dist Thane, 421302 Admeasuring 500 sq ft Built up area Type of Possession – Physical	Reserve Price: Rs. 25,28,000/- (Rupees Twenty-five lakh twenty eight thousands only) EMD: Rs.253000/- (Rupees Two lakhs fifty three Thousands Only)
2	Station Road Branch Mr. Ajay Harilal Tanna And Mrs. Rupaben Ajay Tanna Room No 11, Near Ahilya Bai Baug, V S Marg, Opp Dagadi School, Charai, Thane (West) -400602	Rs. 2,44,04,210.41/- Rupees Two Crores fourty four lakhs four thousands two hundred ten only) plus unapplied interest @8.50% p.a. w.e.f. 01.02.2023	(Bungalow) :- Gr. Plus 2nd Floor, 2 storied Bungalow No. 3 in Girikunj Complex, situated on plot of land bearing old S. No. 197, Hissa no. 34, Corresponding to New Survey No. (TPS) 100, lying, being situated at village Bhayenderpada (Ovale) Tal. And Dist, Thane. Built up area (1944 sq.ft. Type of Possession: Physical Possession	Reserve Price: Rs.2,02,17,600/- (Rupees Two Crores Two Lakhs Seventeen Thousands Six hundred only) EMD :Rs. 20,21,760 (Rupees Twenty Lakhs Twenty-one Thousands Seven hundred sixty Only)
3	Amaranth Branch 1. Mrs. Reshma Vivek Mumbarkar and Mr. Vivek Vijay Mumbarkar (Borrower) Add-1 Vaibhav Apt, B Wing, Bldg block no.7 Shiv Mandir Road, Pranjapee Chawl, Ambemath, East, Thane-421501 Also at Flat No. 108, 1st floor, Wing A5, Building JP Harmony Village & Taluka Ambemath Dist Thane 421501 2. Mr. Vijay Ganpat Mubarak (Guarantor) Vaibhav Apt, B Wing, Bldg block no.7 Shiv Mandir Road, Pranjapee Chawl, Ambemath, East, Thane-421501	Rs.1998644/ (Rupees Nineteen lakhs ninty eigjht thousand six hundred fourty four only) plus unapplied interest @ 9.25 % w.e.f. 01.06.2021	All those pieces and parcels of property known as Sub Flat No.108, 1st Floor, Wing A-5, J P Harmony CHS Ltd., Ambarnath East, Dist – Thane Bounded by as follows : On or towards the North : CTS No.9370, 9371 and 9374 On or towards the South : CTS No.9369 PALE Boundary On or towards the East : CTS No.9367, 9371, 9374, 9369 On or towards West : CTS No.9377, 9378 PT, 9379 PT Type of Possession: Physical Possession	Reserve Price: Rs.20,25,000/- (Rupees Twenty lakhs Twenty-five thousand only) EMD: Rs2,10,000/- (Rupees Two lakhs ten thousand Only)
4	Miraroad Branch M/s. Afzia Transport through its Proprietor – Mr. Abdul Gaffar Mohd. Farooque Kazi, Shop No. 1 and 2, Ground Floor, Dharti Complex, B-Wing, Evershine Road, Mira Road East, Dist. Thane-401107 Flat No.206, 2nd Floor, Sai Commercial Complex, Bhiwandi-Wada Road, Village Kudus, TA Wada, Dist. Palghar-421312	Rs.17,07,549/- (Rupees Seventeen lakhs Seven thousands five hundred fourty nine only) plus unapplied interest w.e.f. 03.11.2022	Flat No.206, 2nd Floor, Sai Commercial Complex, Bhiwandi-Wada Road, Village Kudus, TA Wada, Dist. Palghar-421312 Type of Possession: Physical Possession	Reserve Price: Rs.1300000/- (Rupees Thirteen lakhs only) EMD: Rs.130000/- (Rupees One Lakh Thirty Thousand Only)
5	MIDC Dombivali Branch 1. Mrs Daxa Shaileshkumar Soni and Mr. Shailesh Prabhulal Soni Since deceased, through his legal heirs- Mr. Raj Shaileshkumar Soni and Ms. Shweta Sahileshkumar Soni Add- A-201, Amber Kiran, Tukaram nagar Ayre Road, Nr. Ravi Patil Ground, Dombivali East-421201	Rs.43,93,461/- (Rupees Fourty three lakhs ninty three thousands four hundred sixty one only) plus unapplied interest @ 9.70 % p.a. w.e.f.20.10.2022	Flat No. 201, 2nd Floor, A wing, Amber Kiran CHS Ltd., Tukaram nagar, Ayre Road, Dombivali East, Thane-421201 Type of Possession: Physical Possession	Reserve Price: Rs.49,00,000/- (Rupees Fifty-nine lakhs only) EMD: Rs 500000/- (Rupees Five lakhs Only)

SALE IS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and in on "As is where is", "As is what is", and "Whatever there is" & "WITHOUT RECOURSE BASIS"

1. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 on the following specific terms and conditions.
2. The auction sale will be On-line E-Auction / Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 16.12.2023 for mentioned property between 11.00 am to 03.00 p.m., with unlimited extension of 10 minutes time in case of receipt of bid in last 10 minutes. Bidders shall improve their offers in multiple of Rs. 20000/- (Rs. Twenty Thousand Only) during online bidding of the property.
3. Last date for on-Line Bid submission of KYC documents with EMD amount by the Bidder for the properties **AS PER IBAPI- E BIKRAY NORMS.**
4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray-I BAPI portal (<https://www.ibapi.in>).
5. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) using their mobile number and email 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 intending Bidders/Purchasers has to transfer the EMD amount using online mode in the Global Wallet. Only after having sufficient EMD in the Wallet, the interested bidder will be able to bid on the date of e-auction.
6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from (<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (> EMD amount) at the time of bidding.
8. It is the responsibility of intending bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>). Details of which are available on the e-auction portal.
10. After finalization of e-auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).
11. The secured asset will not be sold below reserve price.
12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of the Authorized Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: Account No. 60464039895, Name of the A/c- BANK OF MAHRASHTRA E auction Account THANE ZONE , IFSC Code: MAHB0000088, In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to Bank and Authorized Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property.
13. Caution to bidders: a.To the best of knowledge and information of the Authorized Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any claims / rights /dues.b.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 to the Municipal Corporation/ local authority/Co-operative Housing Society any other dues, taxes, levies, fees, transfer fees if any in respect of land/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. c.Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. d.Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction. e.Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).g. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises.
14. For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/propsale.asp>" provided in the Bank's website. For information in respect of the above properties, you may contact Narinder Singh Rai CMARC,- Mobile :- 8779498199 and Sudheer Pandey Law Officer Mobile-8376960405

Date: 30.11.2023
Place: Thane

(NARINDER SINGH RAI)
Chief Manager & Asset Recovery Cell,
Bank of Maharashtra, Thane Zone.