इंडियन बैंक Indian Bank Your Own Bank, Always With You.	**Branch : SAM Small-Pune,** **Bldg. No. 02, Plot No. S-213, Jupiter Housing Society, Kalyani Nagar, Pune-411006.**

ANNEXURE- B

APPENDIX- IV-A" [See proviso to rule 8 (6)]

Sale notice for Sale of Immovable Properties and Plant and Machineries

E-Auction Sale Notice for Sale of Immovable Assets and Plant and Machineries under the Securitisation 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 Assets and Plant and Machineries Mortgaged/Hypothecated/Charged to the Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of Indian Bank, SAM-Small Pune Branch, Secured Creditor, will be sold on **"As Is Where Is", "As Is What Is", and "Whatever There Is" on 22.04.2024,** for recovery of **Rs.15,79,50,421/- (Rupees Fifteen Crores, Seventy Nine Lakhs, Fifty Thousand, Four Hundred and Twenty One Only) (Inclusive of Interest upto 10.03.2024)** with further interest, cost, other charges and expenses thereon, due to the Indian Bank, SAM-Small branch, Secured Creditor, from

1. M/s Big Pee Properties Pvt. Ltd. **(Borrower)** **203, Arihant Residency,** **Near Vishweshwar Bank,** **Baner, Pune-411045.**	**2. Mr. Punit Ramesh Agrawal** **(Director/Guarantor)** **No. 5-1-23 Kailash Building,** **Peer Bazar Road, Old Osmanpura,** **Aurangabad, 431005.** **Also at :** **Flat No. 17, A-4 Comfort Zone,** **Balewadi Pune-411045**
3. Mr. Sunil Balasaheb Jorvekar **(Director/Guarantor)** **Gavthan, Vadala Mahadev,** **Tal. Shrirampur, , Ahmednagar-413739**	**4. Mr. Manoj Nandkumar Borde** **(Director/Guarantor)** **Saraswati Colony, Deokar Wasti,** **Ganapati Mandir, Shrirampur-413709**
5. Mr. Atithi Pankaj Agrawal **(Director/Guarantor)** **Flat No. B-4, Kalyani Gurmukh Height,** **Beside SSC Board,** **Osmanpura, Aurangabad-431001**	**6. Mr. Prashant Tulshiram Bhalerao** **(Director/Guarantor)** **Bldg 5-3-22, Lalit Kala Bhavan,** **Sant Eknath Rang Mandir, Kranti Chowk,** **Osmanpura, Aurangabad-431005**

The specific details of the Immovable Assets and Plant and Machineries intended to be brought to sale through e-Auction Mode are enumerated below:

Detailed Description of the Property	Reserve Price	EMD
Property ID No : IDIBBIGPEET16 Factory Land and Building of Plot No.T-16 in Nardana Industrial Area of MIDC admeasuring area 12034 Sq. Mtrs. within the limits of Babhale and outside the limits of Shindkheda Municipal Council, TalukaShindkheda, Dist. Dhule belonging to M/s Big Pee Properties Pvt Ltd. (The above said Property is covered by Equitable Mortgage by way of deposit of (1) Agreement to Lease bearing Regd. No. 2436/2013 dt. 22.04.2013 executed by M/s MIDC in favour of M/s Big Pee Properties Pvt Ltd registered before SRO Shindhkheda; and (2) Predetermined Lease bearing Regd. No.440/2018 dt. 07.02.2018 executed by M/s MIDC in favour of M/s Big Pee Properties Pvt Ltd registered before SRO Shindhkheda).	**Rs.565.00 Lakhs** **(Rupees Five Crores Sixty Five Lakhs Only)**	**Rs.50.00 Lakhs** **(Rupees Fifty Lakhs Only)**
Property ID No : IDIBBIGPEET5 Factory Land and Building of Plot No.T-5-3 in Nardana Industrial Area of MIDC admeasuring area 6050 Sq. Mtrs. within the limits of Babhale and outside the limits of Shindkheda Municipal Council, Tal Shindkheda, Dist. Dhule (The above said Property is covered by Equitable Mortgage by way of deposit of Agreement to Lease executed between MIDC and M/s Big Pee Properties Pvt Ltd registered before SRO Sindhkheda, bearing no. 721/2016 dt. 23.02.2016).	**Rs.270.00 Lakhs** **(Rupees Two Crores, Seventy Lakhs Only)**	**Rs.27.00 Lakhs** **(Rupees Twenty Seven Lakhs Only)**
Property ID No : IDIBBIGPEEMACHIN Machineries situated at Plot No.T-16, Nardana Industrial Area, Village Babhale, Tal. Shindkheda, Dist. Dhule mentioned as below: Scourer with Aspiration Channel and SS Beater (1 No.), Vibro Bran Finisher Machine (1 No.), L.P. Fan for Separator Machine (3 No.), Reduction Gear Boxes 1:25:68 (4 No.), Reduction Gear Boxes (4 No.), Cyclones (2 No.), Hoppers (3 No.), Pneumatic Lifts (1 No.), Separator with Aspiration (1 No.), Fire Fighting system & pipelines and other equipments	**Rs.78.10 Lakhs** **(Rupees Seventy Eight Lakhs Ten Thousand Only)**	**Rs.7.81 Lakhs** **(Rupees Seven Lakhs Eight One Thousand Only)**

Encumbrances on Plant and Machineries if any	**Not known to Bank**
Bid incremental amount	**Rs. 10,000/- (Rupees Ten Thousand Only)**
Date and time of e-auction at the platform of e-auction Service Provider **https://www.mstcecommerce.com/auctionhome/ibapi**	**22.04.2024 from 11.00 Hrs to 17.00 Hrs** in e-auction mode with auto extension of 10 minutes each, till sale is concluded.
Inspection Date	**04.04.2024 (11.00 AM TO 01.00 PM)**

The intending Bidders/ Purchasers are requested to register with online portal (https://www.mstcecommerce.com/auctionhome/ibapi) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **21.04.2024** i.e before the e-Auction Date and Time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **for depositing in bidder's Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

2. The successful bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank Account No. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	**Branch name and IFS Code**
A/c No. 6161885804, E Auction EMD A/c Pune Zone	**BHOSARI BRANCH, INDIAN BANK, PUNE IDIB000B174**

   In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the plant and machineries & the defaulting bidder shall not have any claim over the forfeited amount and the plant and machineries.

3. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.

4. All expenses relating to charges/expenses/fees/taxes payable for the transfer of registration, if any, shall be borne by the successful bidder.

5. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.

6. The Sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

7. Platform (**https://www.mstcecommerce.com/auctionhome/ibapi**) for e-Auction will be provided by our e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (Contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process **at e-Auction Service Provider's website https://www.mstcecommerce.com/auctionhome/ibapi.** This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

8. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) https://www.ibapi.in (3) https://www.mstcecommerce.com/auctionhome/ibapi

9. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from **e-BIKRAY–IBAPI** portal (https://www.ibapi.in).

10. The intending Bidders / Purchasers are requested to register on portal (https://www.mstcecommerce.com) 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 working days), the intending Bidders /Purchasers

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

11. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

12. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

13. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and Help Manual on operational part of e-Auction and follow them strictly.

14. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider https://www.mstcecommerce.com/auctionhome/ibapi. Details of which are available on the e-Auction portal.

15. 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).

16. For verification about the documents, plant and machineries inspection, the intending bidders may contact **Indian Bank, SAM Small-Pune Branch (Address: Bldg. No. 02, Plot No. S-213, Jupiter Housing Society, Kalyani Nagar, Pune-411006)**

17. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the plant and machineries other than mentioned above (if any). However, the intending bidders should make their own independent enquiries regarding the encumbrances and claims/ rights/ dues/ affecting the plant and machineries, prior to submitting their 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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: SAM-Small, Pune
Date: 12.03.2024

कृते इंडियन बैंक/For INDIAN BANK

प्राधिकृत अधिकारी/Authorised Officer
Chief Manager
SAM Small Pune Branch, Kalyani Nagar, Pune-6

(Authorised Officer)

Contact Details : 020-29950116, 9041340086
E-mail : samsmall.pune@indianbank.co.in