कार्यपालक अभियंता का कार्यालय ग्रामीण विकास विशेष प्रमंडल, बोकारो

ई–निविदा आमंत्रण सूचना

ई– अतिअल्पकालीन निविदा सूचना संख्या – RDD/SD/BOKARO/41/2024-25

1.कार्य की विस्तृत विवरणीः

क्र०सं०	कार्य का नाम	प्राक्कलित राशि	अग्रधन की राशि	परिमाण विपत्र का मूल्य	कार्य पूर्ण करने की अवधि
1	बोकारो जिला के गोमिया प्रखण्ड अंतर्गत कोदवाटाँड एवं मुण्डाटोली के बीच धोरधोरवा नाला में पुल निर्माण। (लम्बाई 32.66 मी०)	25224700.00	504500.00	10000.00	18 माह
2	बोकारो जिला के गोमिया प्रखण्ड अंतर्गत हुरलुंग एवं पलमो (तिरहोतिया) के बीच जरिया नाला पर पुल निर्माण। (लम्बाई 58.12 मी०)	32916300.00	658500.00	10000.00	18 माह
3	बोकारो जिला के नावाडीह प्रखण्ड अंतर्गत पंचायत पेंक एवं पंचायत मुंगोरंगामाटी के कोठी के बीच चमगड़वा नाला पर पुल निर्माण। (लम्बाई 34.26 मी०)	25347500.00	507000.00	10000.00	18 माह
4	बोकारो जिलान्तर्गत नावाडीह प्रखण्ड के पंचायत पोटसो के बंडासीमर नदी पर पुल निर्माण।(लम्बाई 58.12 मी०)	33796600.00	676000.00	10000.00	18 माह

2.वेबसाइट में निविदा प्रकाशन की तिथि – 01.10.2024
3.ई–निविदा प्राप्ति की तिथि एवं समय – दिनांक 01.10.2024 से दिनांक 07.10.2024 को अपराह्न 5:00 बजे तक
4.ई–निविदा खोलने का स्थान – कार्यपालक अभियंता का कार्यालय, ग्रामीण विकास विशेष प्रमण्डल, बोकारो।
5.ई–निविदा खोलने की तिथि एवं समय – 08.10.2024 अपराह्न 05:30 बजे
6.ई–निविदा आमंत्रित करने वाले पदाधिकारी का नाम एवं पता :– कार्यपालक अभियंता, ग्रामीण विकास विशेष प्रमंडल, बोकारो।
7.ई–निविदा प्रकोष्ठ का दूरभाष सं० – 06542 291060 (संबंधित कार्यपालक अभियंता का दूरभाष नम्बर)
8.परिमाण विपत्र की राशि घट–बढ़ सकती है तदनुसार अग्रधन की राशि देय होगी।
9.निविदा शुल्क एवं अग्रधन की राशि केवल Online Mode द्वारा स्वीकार्य होगी।
10.निविदा शुल्क एवं अग्रधन की राशि का ई–भुगतान जिस खाता से किया जायेगा, उसी खाते में अग्रधन की राशि वापस होगी। अगर खाता को बंद कर दिया जाता है तो उसकी सारी जवाबदेही आपकी होगी।

विस्तृत जानकारी के लिये वेबसाईट www.jharkhandtenders.gov.in एवं कार्यालय की सूचना पट्ट पर देखा जा सकता है।

कार्यपालक अभियंता
ग्रामीण विकास विशेष प्रमंडल,
बोकारो

PR 337402 (Rural Development)24-25*D

Phoenix ARC Private Limited

Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057, Tel : 022- 68492450, Fax: 022- 67412313 CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in; https://phoenixarc.co.in?p=5196

ONLINE E- AUCTION SALE OF ASSET

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset of the borrower mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by auction sale.

Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited acting in capacity as Trustee of Phoenix Trust FY 14-13 (Phoenix) (pursuant to assignment of debt by Saraswat Co-operative Bank Limited in favour of Phoenix vide Assignment Agreement dated 28.03.2014) will be sold on : **AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website **https://www.bankeauctions.com**

Name of the Borrower	**IVF Craaft India Private Limited**
Name of the Personal Guarantors/Corporate Guarantors/Mortgagors	**1. Dr. Satish Sharma 2. Dr. Rajvi Sharma 3. Asha Ravindra Chand 4. Ravindra Rupnarian Chand 5. Rupnarian Chand (deceased)**
Amount due	**Rs.12,54,66,872.41/- (Rupees Twelve Crores Fifty-Four Lakhs Sixty-Six Thousand Eight Hundred Seventy-Two and Paise Forty-One Only) as on 30.09.2012 with future interest at contractual rate together with incidental expenses, costs, charges etc as per the Demand Notice dated 08.10.2012 issued under section 13(2) of the SARFAESI Act, 2002**
Possession taken under SARFAESI Act, 2002	**Physical Possession of the secured asset - Unit no. 601 taken by the Authorised Officer of Phoenix on 11.05.2023.**
Date of Inspection	**19.10.2024 (Saturday) between 11. 30 a.m. to 1.30 p.m.**
Date of submission of Bid (E- Auction)	**06.11.2024 (Wednesday) before 4.30 p.m.**
Earnest Money Deposit	**EMD Amount to be deposited by way of RTGS favouring "PHOENIX TRUST FY14-13" Scheme A, Current Account: 6111411728; CRN No. 74416123; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631 Rs. 19,60,000/- (Rupees Nineteen Lakhs Sixty Thousand Only)**
Reserve Price	**Rs. 1,96,00,000/- (Rupees One Crore Ninety-Six Lakhs Only)**
Bid Increment	**Rs. 1,00,000/- (Rupees One Lakh Only) & in such multiples**
Date of E- Auction	**07.11.2024 (Thursday) between 11.00 a.m. to 12.00 noon**
Mode of E- Auction	**Online – e auction**
Description of the Secured Asset being auctioned.	Unit No. 601, 6th Floor, Krimson Park, AITUC, C.T.S. No. 15, 15/1 to 12 of Village Mogara, Amboli Junction, S. V. Road, Andheri (West), Mumbai – 400 058 (Built up area – 1,562.93 sq, ft & Carpet area – 1,302 sq. ft) (along with stilt parking)

TERMS AND CONDITIONS OF E- AUCTION:

1. The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction mode. Auction/Bidding shall be only through "Online Electronic Mode" through the website **https://www.bankeauctions.com**. M/s C1 India Private Limited is the service provider to arrange platform for e-auction.

2. The E-auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Phoenix also at **https://phoenixarc.co.in?p=5196** and website of the service provider, **www.bankeauctions.com** for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form.

3. The bidders may participate in the e-auction quoting/bidding from their own offices/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/Phoenix/service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124-4302020/2021/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / maharashtra@c1india.com.

5. The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured asset put up for e-auction/obtaining bid form.

6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition.

7. All the intending purchasers/bidders are required to register their name in the portal mentioned above as **https://www.bankeauctions.com** and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.

8. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before **06.11.2024 (Wednesday) before 4.30 p.m.**

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (One Copy Of Any One Of The Following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One Copy Of Any One Of The Following Containing Addresses (If Address Not Mentioned In Identity Proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, post-paid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Fim

9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited.

10. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of the e-auction. The EMD will not carry any interest.

11. The balance amount of purchase consideration shall be payable by the successful purchaser/bidder **on or before the fifteenth day**, from the date of confirmation of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited.

12. For inspection of secured asset/property or more information, the prospective bidders may contact **Amit Masekar at above mentioned address or at amit.masekar@phoenixarc.co.in (email) or on 09769497286 (Mob).**

13. At any stage of the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assigning any reason thereof and without any prior notice.

14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset/property conveyed/delivered in his/her/its favour as per the applicable law.

15. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable to any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only.

16. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Corporation or any other authorities or board etc towards the transfer of the rights in its / his / her favour.

17. It shall be the sole responsibility of the intending purchasers/bidders to make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on e-auction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid.

18. The particulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned, however the undersigned shall not be responsible / liable for any error, misstatement or omission.

19. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

20. In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

21. The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale.

Place: Mumbai
Date: 30.09.2024

Sd/- Authorised Officer
Phoenix ARC Private Limited,
Phoenix Trust FY 14-13 Scheme A

ZONAL OFFICE: RATNAGIRI ZONE

SHIVAJINAGAR RATNAGIRI 415639

STAR MEGA E AUCTION FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT 2002

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 provision to Rule 8(2) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general & in particular to following Borrower(s)/ Guarantor(s) that the below mentioned Immoveable properties mortgaged/hypothecated to bank of India (Secured Creditor), the **symbolic and physical possession** of which has been taken by the Authorized Officer of Bank of India will be sold on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS CONDITION"** for recovery of respective dues as detailed hereunder against the secured assets Mortgaged to Bank of India from the respective borrower(s)/Guarantor(s). The Reserve Price and Earnest Money Deposit is shown there against each secured assets. The sale will be done by the undersigned through e-auction platform provided hereunder.

DATE & TIME of Action: 11.11.2024 between 11 AM to 5 PM (With auto extensions clause in case of bid in last 10 minutes before closing)

Sr. No.	Name of the borrower/ Guarantor/Owner/ Partner/Mortgagor of the Property	No. of properties	Details of Immovable properties to be sold	Details of banks dues	Possession	Minimum Reserve Price in lakhs	EMD in lakhs	Date & Time of E Auction
BANK OF INDIA, DEORUKH BRANCH, DEORUKH, TAL SANGAMESHWAR, DIST RATNAGIRI PHONE: 02354-260010, AUTHORIZED OFFICER: MR. ANANT DIGE, CHIEF MANAGER – ZONAL OFFICE, RATNAGIRI, 9820492620								
1	Mr. Prathamesh Shirish Pawar	1	Residential house located at S. No. 457, H. No. 1, Nagar Panchayat, House No. 449, Near Devrukh Masjid, Rohidas Ali Road, Devrukh, Tal. Sangameshwar, Dist. Ratnagiri, Plot Admeasuring 3228 Sq Ft, Buit Up Area 907 Sq Ft, (Owned by Mr Prathamesh Shirish Pawar – Borrower & Mortgagor)	Contractual Dues: Rs.12.31 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 05.11.2020	Physical	11.80	01.80	11.11.2024 From 11:00 AM to 05.00 PM
2	Ms. Fascination Prop. Rushikesh Rajan Sardal	1	3 BHK house situated at Shram Safalya S No.278, H. No. 9, Nagar panchayat House no. 42, Near Soljai Devi Temple, Devrukh, Tal Snagameshwar, Dist Ratnagiri (Property owned by Mr Rajan Shankar Sardal, Mr Ketan Shankar Sardal, Utkarsha Ulhas Pingle, Vibha Vikas Berde, Shobha Shankar Sardal)	Contractual Dues : Rs. 05.69 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.01.2023	Symbolic	29.10	02.91	11.11.2024 From 11:00 AM to 05.00 PM
3	Mr. Nikhil Nagesh Mahajan	1	1BHK Residential Flat Situated at Flat No B206, Stilt upper 2nd floor, Nagarpanchayat No 683 (19), B wing, Shiv Sai Plaza, S No 69, C.S. No. 624, Behind HDFC Bank, Near New Modern English School, Abutting Sangameshwar Sakharpa Deorukh, Tal Sangameshwar, Dist Ratnagiri, (Owned by Mr Nikhil Nagesh Mahajan – Borrower & Mortgagor)	Contractual Dues : Rs. 12.87 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.11.2023	Symbolic	14.73	01.48	11.11.2024 From 11:00 AM to 05.00 PM
BANK OF INDIA, KARWANCHIWADI BRANCH, AP KARWANCHIWADI, TAL & DIST RATNAGIRI PHONE: 02352-231484, AUTHORIZED OFFICER: MISS BHUVANESHWARI MISHRA, CHIEF MANAGER, RMIE BRANCH, 9702342590								
4	Mr. Sachin Bhalchandra Jadhav	1	1 BHK residential flat situated at Flat No S-301, Stilt Upper 2nd Floor, A wing, Sharayu Enclave, S. No. 57A1A, Hissa No. 30/7, At Karwanchiwadi, Tal & Dist Ratnagiri, Admeasuring 562 Sq Ft.(Built up) Owned by Mr Sachin Bhalchandra Jadhav (Borrower-Mortgagor)	Contractual Dues : Rs.16.71 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 19.06.2023	Physical	10.90	01.09	11.11.2024 From 11:00 AM to 05.00 PM
BANK OF INDIA, TALAWADE BRANCH, AP TALAWADE, TAL SAWANTWADI, DIST SINDHUDURG PHONE: 02363-266238, AUTHORIZED OFFICER: MR. MUKESH MESHRAM, CHIEF MANAGER, LDM SINDHUDURG, 9594050303								
5	Mr. Pravin Kutaji Sawant	3	EQM of Commercial Shops located 1) Shop No.04, (Area 176 Sq. ft.), 2) Shop No. 6, (Area 171 Sq.ft.), 3) Shop No. 8, (Area 138 Sq.ft.), Ground Floor, Building Naming Sawant Plaza, Situated at Survey No. 13 Hissa No.18B, City Survey No. 5843, At Sawantwadi, Behind Central Jail, Sawantwadi - Charatha Road, Tal. Sawantwadi. Dist. Sindhudurg., Owned by Pravin Kutaji Sawant (Borrower-mortgagor)	Contractual Dues : Rs. 33.43 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 30.06.2018	Physical	Shop No.4 : 07.44 Shop No. 6 : 07.30 Shop No. 8 : 05.91	Shop No.4 : 00.75 Shop No. 6 : 00.73 Shop No. 8 : 00.60	11.11.2024 From 11:00 AM to 05.00 PM
BANK OF INDIA, SAWANTWADI BRANCH, AP SAWANTWADI, DIST SINDHUDURG PHONE: 02363-272073/473/984, AUTHORIZED OFFICER: MR. MUKESH MESHRAM, CHIEF MANAGER, LDM SINDHUDURG, 9594050303								
6	Miss. Sayali Rajan Rane	1	Commercial Shop No.4, (Municipal Property No. E 17/5) in the "Dattakrupa Complex" building on Ground Floor admeasuring 128.69 Sq. Ft. (11.96 Sq. Mtrs.) of Super Built-up area, (As per assessment area 10.12 Sq. Mtrs.) On plot bearing Survey No. 48 A, Hissa No. 10, City Survey No. 5961 to 5967 within Sawantwadi Nagar Panchayat limits, Taluka-Sawantwadi, District- Sindhudurg, Maharashtra-416510 Owned by Miss Sayali Rajan Rane (Borrower- Mortgagor)	Contractual Dues : Rs. 08.05 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 13.02.2023	Physical	06.63	00.67	11.11.2024 From 11:00 AM to 05.00 PM
7	Miss. Arti Manohar Sawant & Mrs. Lalita Manohar Sawant	1	1BHK Flat No. 103, Wing "C", on the first floor in the building known as Mahalaxmi Arcade, admeasuring 530 Sq.Ft. (49.25 Sq. Mtrs.) of Super Built-Up area, Carpet Area 381 Sq.Ft. (35.40 Sq.Mtrs.) on plot bearing Survey No. 24 Hissa No. 5/3, Survey No. 24 Hissa No. 5/4, Survey No. 55 Hissa No. 10/1, Having City Survey No. 4467 Situated at Majgaon within municipal limits of Sawantwadi, Taluka- Sawantwadi, District- Sindhudurg, Maharashtra- 416510, Owned by Miss Arti Manohar Sawant (Borrower-Mortgagor) & Mrs. Lalita Manohar Sawant (Co-Borrower- Mortgagor)	Contractual Dues : Rs. 08.68 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.01.2023	Physical 09.10	00.91		11.11.2024 From 11:00 AM to 05.00 PM
8	Mr. Hriday Tukaram Mestry & Mr. Ravindra Tukaram Mestry	1	Land and Building Survey No.223, Hissa No. 1/27, Plot No. 50, situated at village charathe Area- 0-02-84 P.K.0-00-13, Charathe Gram Panchayat 2BHK House Building No. 1049, Swapna Nagari Colony, Area 906.36 sqft. Taluka-Sawantwadi, District Sindhudurg. Owned by Mr. Hriday Tukaram Mestry & Mr Ravindra Tukaram Sawant (Borrowers-Mortgagor)	Contractual Dues: Rs. 18.61 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 06.04.2019	Physical	15.94	01.60	11.11.2024 From 11:00 AM to 05.00 PM
BANK OF INDIA MANDANGAD BRANCH, TAPASHCHRYA, MAIN ROAD, AT & POST MANDANGAD, DIST RATNAGIRI PHONE NO.: 02350-225230/225293, AUTHORIZED OFFICER: MR ANIL KUMAR, CHIEF MANAGER, MANDANGAD BRANCH, 9833825736								
9	Mr. Vijay Sahadev Ainekar	1	1 BHK Residential Flat situated at Flat no 01, Ground floor, A wing, Shri Samarth Apartment, S. No. 65, H. No. 6/6, Bhingloli, Tal Mandangad, Dist Ratnagiri.Built up area 650 Sq Ft, Owned by Mr Vijay Sahadev Ainekar(Borrower-Mortgagor)	Contractual Dues : Rs. 9.81 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 28.06.2023	Symbolic	12.60	01.26	11.11.2024 From 11:00 AM to 05.00 PM
10	Mrs. Meera Uday Pandirkar	1	1 BHK Residential Flat with terrace situated at Flat no 19, 2nd floor, A wing, Shri Samarth Apartment, S. No. 65, H. No. 6/6, Bhingloli, Tal Mandangad, Dist Ratnagiri. Built up area 650 Sq Ft, Owned by Mrs Meera Uday Pandirkar (Borrower-Mortgagor)	Contractual Dues: Rs. 6.37 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29052023	Symbolic	12.60	01.26	11.11.2024 From 11:00 AM to 05.00 PM
BANK OF INDIA, SHIRGAON BRANCH, AP SHIRGAON, TAL DEVGAD, DIST SINDHUDURG PHONE NO.: (02364)236231/236601, AUTHORIZED OFFICER: MR BRAJESH MALLICK, CHIEF MANAGER, SMEUC KUDAL, 8237815689								
11	Sindhudurg Tractor Agro Agency Prop. Mr Sitaram Chandrakant Jadhav		Land and building on Plot situated at S. No. 68 (382), Hissa No 02, House No. 1660, Devgad Nipani highway road, Shirgaon Dhopatewadi, Tal Devgad, Dist Sindhudurg, Area of plot: 8608 Sq ft, built up Area of garage: 6200 Sq Ft, built up area of two storied Building: 1250 Sq ft, owned by Prop. Mr Sitaram Chandrakant Jadhav (Borrower-Mortgagor)	Contractual Dues : Rs. 6.37 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e. 29.05.2023	Symbolic	34.10	03.41	11.11.2024 From 11:00 AM to 05.00 PM
BANK OF INDIA, SHRINGARTALI BRANCH, MARYAMBI BUILDING, BAZARPETH, ABOVE TELEPHONE EXCHANGE, SHRINGARTALI, TAL GUHAGAR, DIST RATNAGIRI PHONE NO.: 02359 -244100, AUTHORIZED OFFICER: MR SARFARAZ PATEL, CHIEF MANAGER, CHIPLUN BRANCH, 8308411800								
12	Mrs. Shalaka Chandrakant Kashte		Residential Flat Situated at Flat No 206, Grampanchayat Building No 1477c6, 2nd Floor, Samarth Sai Prasad Apartment, Gat No 30, Near Shrungartali Police Chowki, Guhagar Chiplun Road, Shrungartali, Tal Guhagar, Dist Ratnagiri, Built up Area of flat: 711 Sq ft, owned by Mrs Shalaka Chandrakant Kashte (Borrower-Mortgagor)	Contractual Dues : Rs. 12.27 lakhs plus uncharged interest and other applicable charges from the date of NPA i.e.28.11.2023	Symbolic	16.35	01.64	11.11.2024 From 11:00 AM to 05.00 PM

TERMS & CONDITIONS of E Auctions are as under:

1.E-Auction is being held on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS CONDITION"** and will be conducted online.

2. For downloading further details, process compliance, terms & Conditions please visit

a) **https://bankofindia.co.in**

b) Website address of E Auction service provider is- **https://ebkray.in** .Bidder may visit **https://ebkray.in** where guidelines for bidders are available with educational videos. Bidders have to complete following formalities well in advance in order to participate in E Auction.

Step-1: Bidder Registration-Bidder to register on E Auction platform (link given above) using his mobile number and Email ID.

Step-2: KYC Verification-Bidder to upload requisite KYC Documents **ONLY THROUGH DIGILOCKER.** KYC documents shall be verified by the **DIGILOCKER.**

Step-3: Transfer of EMD amount to bidder Global EMD wallet: On-line/Off-line transfer of fund using NEFT/Transfer using challan generated on E Auction platform.

Step-4: Bidding Process & Auction Results: Interested bidders can bid online on E Auction platform after completing Step 1,2 & 3. Please note that Step 1 to 3 should be completed by the bidder well in advance, before E Auction date.

3. To the best of knowledge & information of the authorized officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put for E-Auction and claims/rights/dues affecting the property prior to submitting their bid. The E Auction advertisement does not constitute and will not deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of On-line bid regarding properties put for sale.

4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder may inspect the property in consultation with the dealing official as per the details provide. **Date of Inspection of Immovable Properties: 25.10.2024 from 11.00 AM to 4:00 PM with prior appointment with above mentioned respective branches on the contact numbers given against respective branches.**

5. Bids shall be submitted through online procedure only. (Subject to website availability)

6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them.

7. The bid price to be submitted shall be above the Reserve Price & bidders shall improve their further offers in multiples of Rs.10, 000/- (Rs. Ten Thousand only)

8. The Earnest Monet Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded.

9. Physical possession of property will be handed over to successful bidder only after obtaining physical possession from District magistrate in case of property under banks symbolic possession.

10. The Earnest Monet Deposit (EMD) shall not bear any interest and further no interest and/or expenses, charges will be paid in the eventuality of litigation on the bid amount or any other amount paid by the bidder in this process. The successful bidder shall have to deposit 25% of the sale price inclusive of EMD already paid, immediately upon same day or next working day as the case may be. The balance of the purchase price shall have to be paid within 15 days of acceptance / confirmation of sale conveyed to them failing which Bank is at liberty to forfeit the amount deposited by the successful bidder.

11. Participation and bidding in the auctions on the website shall be deemed that the bidder has accepted the T&C's pertaining to the auction and is aware of all the Taxes and Duties, and other extraneous factors and the principle of caveat emptor shall apply. It shall also imply that the bidder has carefully gone through the terms and conditions, including amendments, if any, prevailing at the time of auction. No objections or complaints will be entertained once the bid is placed.

12. Neither the Authorized Officer/ Bank nor E Auction service provider will be held responsible for any Internet Network Problem/ Power failure any other technical lapses etc. In order to ward off such contingent situation, the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successful participation in E Auction event.

13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. The purchaser shall bear the applicable stamp duties, registration charges and other incidental charges and also the statutory and non-statutory dues, taxes, assessments etc.

14. The Authorized Officer/bank has the absolute right & discretion to accept or reject any or all offers or adjourn/postpone/ cancel the E Auction or withdraw any property thereof from the auction proceedings at any stage without assigning any reason therefor. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

15. The sale certificate will be issued in the name of purchaser(s)/applicant(s) only and will not be issued in any other name(s).

16. The sale shall be subject to rules/conditions prescribed under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002. For further details, / enquiries, if any, of the terms and conditions of sale, can be obtained from the respective branches on the contact numbers given.

17. Bid once maid shall not be withdrawn or cancelled. All bid made from the register user ID will be deemed to have been made by him/her only.

18. This notice is also applicable to borrower, co-borrower, guarantor and public in general.

SALE NOTICE TO BORROWERS/GUARANTORS

This Notice is also to be treated as Statuary sale notice to borrower and Guarantor (L/Rs) Under Rules 8(2) Security Interest (Enforcement), Rule 2002.

Dear Sir/Madam,

The undersigned being the Authorized Officer of Bank of India is having full powers to issue this notice of sale and exercise all powers of sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under. You have committed default in payment of the outstanding dues and interest with monthly rests, costs and charges etc in respect of the advances granted by the bank mentioned above. Hence the bank has issued a Demand Notice to all of you under section 13(2) to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officer, in exercise of the powers conferred under Section 13(4), took physical possession of the secured assets, more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the immovable properties will be sold and balance due, if any, will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale etc. shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are also at liberty to participate in the sale to be held on the terms and conditions thereof including deposit of earnest money or may bring suitable buyers.

Place: Ratnagiri
Date: 30.09.2024

Sd/-
AUTHORIZED OFFICER,
BANK OF INDIA
NOTICE UNDER SARFAESI ACT, 2002