बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का उद्यम
एक परिवार एक बैंक

अंचल कार्यालय – छ. संभाजीनगर
"महाबँक भवन,सी–३,एन–१,टाउन सेंटर,सिड्को, छ. संभाजीनगर
Zonal Office- Chh. Sambhajinagar
Mahabank Bhavan, C-3 N-1 CIDCO, Chh. Sambhajinagar

बेटी बचाओ बेटी पढाओ

☎: 0240-6645602
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5
ई/मेल-E-mail : cmmarc_aur@mahabank.co.in
Head Office: Lokmangal,1501,Shivajinagar, Pune

Sale Notice No.- Chh. Sambhajinagar/ARB/E-bikray/1-10/2024-25/5 **Date:18.12.2024**

Terms and Conditions for sale of assets of through online e-auction on under SARFAESI Act

Date of E- Auction: on 08.01.2025 from 01:00 PM to 05:00 PM with auto extension for 10 minutes in case bid is placed within last 5 minutes

Last date & time for submission of Bid/Deposit of EMD and Proof: 07.01.2025 up to 05.00 P.M.

Date & Time of inspection of property from 01.01.2025 to 06.01.2025 between 12.00 P.M. to 4.00 PM.

Sr. No.	Name of Borrower/s & Guarantor/s Name & Branch:	Amount due plus penal interest and other charges / expenses	Possession Type	Description of the property	Reserve Price / Earnest Money Deposit/ Bid Increment	Last date of bid submission with EMD (DD/MM/YYYY)
1.	**Borrower** Mr. Amit Ajit Jain, Prop. M/S Royal Traders **Guarantor:** Late Ajit Kahnaiylal Jain through legal Heirs Mrs. Sunita Ajit Jain Mr. Amit Ajit Jain, & Mrs. Priti Khinvasara and Mrs. Sunita Ajit Jain Branch: Sawarkar Chowk, Chh. Sambhajinagar (Mr. Ashwin Baba Ganvir - 8425874145, Branch Manager)	Total Dues Rs. 3057063.00 (Rupees Thirty Lakh & Fifty Seven Thousand Sixty Three Rupees Only) + Unapplied @ 13.65 % Interest with monthly rest w.e.f. 03.07.2024 + penal interest and other charges / expenses	Physical	**LOT No. 1)** All pieces & parcel of land & building situated Flat No. 07 (First Floor), Ganesh Apartment CTS No. 15855/24, Sheet No. 149, New Shreyanagar, Chhatrapati Sambhaji Nagar. Total area: Built Up Area 676 Sq. Fts. (Owner – Late Ajit Kahnaiylal Jain through legal Heirs Mrs. Sunita Ajit Jain Mr. Amit Ajit Jain, & Mrs. Priti Khinvasara and Mrs. Sunita Ajit Jain)	34.02 3.40 30000	07/01/2025

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Name of Bidder	Signature of Bidder	Date

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2.	**Borrower** M/S Amar Enterprise, (Partnership Firm) Partners & Guarantors - Mr. Sunil Raosaheb Kotkar, Mrs. Alka Vijay Ghode, Mrs. Vaishali Sunil Kotkar **Guarantor:** Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs.5034138.00 (Rupees Fifty Lakh Thirty Four Thousand One Hundred Thirty-Eight Only) + Future Unapplied Interest with monthly rest w.e.f. 29.01.2018 + penal interest and other charges / expenses	Physical	**LOT No. 2)** All pieces & parcel of Godown situated Plot No. 22, Gut No. 58, Village-Sahajapur, Waluj Industrial Estate MIDC, Waluj, Tal. & Dist. Chhatrapati Sambhaji Nagar Adm. Total Area 301.11 Sq. Mtrs. (Owner – Mrs. Vaishali Sunil Kotkar)	27.78 2.78 25000.00	07/01/2025
3	**Borrower** Mr. Chandrashekhar Pundalik Jagtap Prop. M/S C P Jagtap Engineers and Contractor Guarantor: Mr. Chandrashekhar Bapurao Jadhav Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Total Dues Rs. 4043037.00 (Rupees Fourty Lakh & Fourty Three Thirty Seven Rupees Only) + Unapplied @ 11.95 % Interest with monthly rest w.e.f. 05.11.2018 + penal interest and other charges / expenses	Physical	**LOT No. 3)** All pieces & parcel of land situated Shop No.1, CTS No. 30/IA2, Avdhoot Darshan Complex, Pawan Nagar, near Bhistbaug Talathi Office , Bhistbaug, Savedi, Tal. & Dist. Ahmednagar. Built up area: 20.39 Sq. Mtrs. (Owner – Mr. Chandrashekhar Pundalik Jagtap)	13.30 Lakh 1.33 Lakh 10000.00	07/01/2025
			Physical	**LOT No. 4)** All pieces & parcel of land situated Shop No.2, CTS No. 30/IA2, Avdhoot Darshan Complex, Pawan Nagar, near Bhistbaug Talathi Office , Bhistbaug, Savedi, Tal. & Dist. Ahmednagar. Built up area: 16.99 Sq. Mtrs. (Owner – Mr. Chandrashekhar Pundalik Jagtap)	11.07 Lakh 1.11 Lakh 10000.00	07/01/2025

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Name of Bidder	Signature of Bidder	Date

			Physical	**LOT No. 5)** All pieces & parcel of land situated Shop No.3, CTS No. 30/IA2, Avdhoot Darshan Complex, Pawan Nagar, near Bhistbaug Talathi Office , Bhistbaug, Savedi, Tal. & Dist. Ahmednagar. Built up area: 15.32 Sq. Mtrs. (Owner – Mr. Chandrashekhar Pundalik Jagtap)	9.99 Lakh 1.00 Lakh 10000.00	07/01/2025
			Physical	**LOT No. 6)** All pieces & parcel of land situated Shop No.4, CTS No. 30/IA2, Avdhoot Darshan Complex, Pawan Nagar, near Bhistbaug Talathi Office , Bhistbaug, Savedi, Tal. & Dist. Ahmednagar. Built up area: 18.16 Sq. Mtrs. (Owner – Mr. Chandrashekhar Pundalik Jagtap)	11.84 Lakh 1.19 Lakh 10000.00	07/01/2025
4	**Borrower** : Mr. Prakash Uttamrao Vidhate, Mrs. Namita Prakash Vidhate **Guarantor** : - Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Total Dues. Rs 39,35,833.00 (Rupees Thirty Nine Lakh Thirty Five Thousand Eight Hundred Thirty Three only) Plus unapplied interest @ 9.70 % and penal interest thereon + Expenses and other charges w.e.f. 21/03/2016	Physical	**LOT No. 7)** All those piece & parcel of Flat No 1, First Floor, Ashtajyoti Residency Apartment, Plot No. 66, Sr. No 882/3/66, Opp. Ovi Clinic,Vaibhav Colony, behind Splendor Hall, Rajiv Nagar, Nasik. Built up area 97.21 Sq. Mtrs. (Owner : Mr. Prakash Uttamrao Vidhate,)	31.50 3.15 30000	07/01/2025
5	**Borrower** : Mr Govardhan Narayan Giri & Mrs. Sunita Gangadhar Wede **Guarantor** : NA Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Total Dues. Rs 24,75,506.00 (Rupees Twenty Four Lakh Seventy five Thousand Five Hundred Six only) Plus Future applicable unapplied interest and penal interest thereon + Expenses and other charges w.e.f. 10/11/2022	Symbolic Physical	**LOT No. 8)** All those pieces and parcels of land & building along with construction situated thereon Row House No-16,17, Gut No-423, House No-3231, 2504 & 2518 Jijau Park , Salimba Road, Wadwani, Tq Wadwani, Dist Beed. (Owner : Mr Govardhan Narayan Giri & Mrs. Sunita Gangadhar Wede)	17.00 1.70 20000	07/01/2025
6	**Borrower** Mr. Jalinder Suresh	Total Dues Rs. 3057063.00 (Rupees	Physical	**LOT No. 09)** All pieces & parcel of Basement Store	30.00	07/01/2025

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Name of Bidder	Signature of Bidder	Date

	Shinde, Prop. Inder Cutlery Store & Suppliers Guarantor: Mr. Shashi Kumar Ramlu Kuremula, Mr. Dilip Kisan Patil Branch: ARB Chh. Sambhajinagar (Mr. Somnath Sasane - 9960602766, Chief Manager)	Thirty Lakh & Fifty Seven Thousand Sixty Three Rupees Only) + Unapplied @ 13.65 % Interest with monthly rest w.e.f. 29.10.2014 + penal interest and other charges / expenses		No.B1, (area: 27.89 Sq. Mtrs.), Basement Store No.B2, (area: 18.58 Sq. Mtrs.), Basement Store No.B3, (area: 21.45 Sq. Mtrs.), construction on Hissa No.1, Plot No. 1+2+3, Rajanigandha Apartment, out of Sr. No.21/1B/2B/1A/5A, Savedi, Tal. & Dist. Ahmednagar. Total area: 787 .50 Sq. Mtrs . (Owner – Mr. Shashi Kumar Ramlu Kuremula)	3.00 50000	
7	**Borrower:** **Kendre Agro Industries Limited** Through its Directors 1.Shri Vijay Trimbak Kendre 2.Shri Sanjay Trimbak Kendre 3.Shri. Sohel Pathan **Guarantors**: 1.Shri Sanjay Trimbak Kendre 2.Smt. Parvatibai Trimbak Kendre Branch: Asset Recovery Branch (Mr. Somnath B Sasane - 9960602766, Branch Manager)	Total Dues. Rs 5,62,35,191/- (Rupees Five Crore Sixty Two Lakh Thirty Five Thousand One Hundred Ninety One only) Plus Future applicable unapplied interest and penal interest thereon + Expenses and other charges w.e.f. 18/05/2028	Physical	**LOT No. 10)** All those piece & parcel o Factory Land & Building, Located at Gut No. 221, admeasuring 1 H. 60 R Situated at Karepur Tal-Renapur Dist. Latur and open NA Land Located at Gut No.-221, admeasuring 1 H 30 R, situated at Karepur Tal-Renapur Dist. - Latur.Property Owned by: Sanjay Trimbak Kendre	121.08 12.11 200000	07/01/2025

Terms & Conditions: -

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We shall publish other terms and conditions on the "http://www.bankofmaharashtra.in/properties_for_sale" provided in the Bank's website – Other Term & Conditions for E Auction Sale Notice No. Chh. Sambhajinagar/ARB/E-bikray/1-10/2024-25/1

1. **Nature and Object of Online Sale:**
   a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
   b. The sale is governed by the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. The auction sale for all properties will be Online through website https://baanknet.com/eauction-psb [Contact Numbers-8291220220, Email : support.BAANKNET@psballiance.com] **on 08.01.2025 (from 01:00 PM to 05:00 PM (IST)** with unlimited extensions of 10 minutes duration each. **Last date of**

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Name of Bidder	Signature of Bidder	Date

submission of bid/tender with EMD is 07.01.2025 up to 05.00 P.M. The intending purchasers can inspect the property/ies with prior appointment at his / her expenses **from 01.01.2025 to 06.01.2025 between 12.00 P.M. to 4.00 PM. For prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for property/ies.**

3. Platform website https://baanknet.com/eauction-psb [Contact Numbers 8291220220, Email : support.ebkray@psballiance.com] for e-auction will be provided by e auction service provider psballiance having its Registered office as at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & Toll Free Numbers 8291220220). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com/eauction-psb This Service Provide will also provide online demonstration/training on e-Auction on the portal.

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 portal (https://baanknet.com/eauction-psb).

5. The intending Bidders / Purchasers are requested to register on portal (https://baanknet.com/eauction-psb) 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 his Global Wallet. Only after having sufficient EMD in his 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://baanknet.com/eauction-psb) 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://baanknet.com/eauction-psb). Details of which are available on the e-auction portal.

10. After finalization of e-auction by the Authorised 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 the next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of The Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: **"Authorised officer, Asset Recovery Cell, Chhatrapati Sambajinagar"** Current A/c No. **60046865602** with Bank of Maharashtra, Town Center Branch, I. F. S. Code: **MAHB0001327** before submitting the tender online. 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 the Bank and Authorised 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.

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Name of Bidder	Signature of Bidder	Date

13. Caution to bidders:

a. Property is sold on **"AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis after taking Physical/ Symbolic possession of the properties.

b. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, 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 Authorised Officer / Secured Creditor shall not be responsible in any way for any claims / rights / dues.

c. 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 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.

d. 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.

e. 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.

f. 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. Inspection of Property/Immovable Assets:

a. Property/Assets can be inspected on the date(s) given in the public sale notice, and on any other at the discretion of Authorised Officer**.** For prior appointment please contact **to the Concerned Branch.**

b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc. of the property/Assets.

c. Bidders are bound by the principle of caveat emptor (Buyer Beware).

15. Inspection of Title Deeds:

Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

16. Submission of bid forms:

a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.

b. 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.

c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. 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.

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Name of Bidder	Signature of Bidder	Date

d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e- tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

17. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. Online Bidding:

a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

20. Declaration of successful bidder:

a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
b. 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 Authorized Officer.
c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

21. Deposit of purchase price:

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Name of Bidder	Signature of Bidder	Date

a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorised Officer.
d. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

22. Default of Payment:

a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 21 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice and Bank will be entitled to resale the property.
b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorised Officer of the Bank.

23. Sale Certificate / Payment of Stamp Duty:

a. 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 favour 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 /bid is submitted.
b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
d. 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 law. All statutory/non stator dues, taxes, rates, assessments, charges fees etc. will be responsibility of the successful bidder only.
e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited.
f. The depo sit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

24. Return of EMD:

a. EMD of unsuccessful bidder/s will be returned by the Service Provider to the bank account details provided by him/her/them at the time of submission of bid.
b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorised Officer of the Bank.

25. Stay/Cancellation of Sale:

In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

26. Delivery of Title Deeds:

The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate.

27. Delivery of possession:

All expenses and incidental charges there-to shall be borne by the auction purchaser.

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Name of Bidder	Signature of Bidder	Date

28. Other Conditions:

a. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
b. 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.
c. The Authorised Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
d. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
e. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.
f. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.
g. 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.
h. This publication is also thirty days' notice/15 days' notice required under SARFAESI Act to the above borrower/guarantor.
i. Disputes, if any, shall be within the jurisdiction of Concerned Courts only.

Words and expressions used herein above shall have the same meaning as assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

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: Chh. Sambhajinagar
Date: 18.12.2024

Authorized Officer, Bank of Maharashtra, Chh. Sambhajinagar 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."

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Name of Bidder	Signature of Bidder	Date