Annexure-B

बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

अंचल कार्यालय- - सातारा
"जीवनतारा", एल.आई.सी. बिल्डिंग,
कलेक्टर कार्यालय के सामने,
सातारा- 415001

Satara Zonal Office
"Jeevantara", LIC Building,
Opp. Collector Office,
Satara-415001

बेटी बचाओ बेटी पढाओ

टेली. :02162-299493
Email Id: staff_sat@mahabank.co.in ; zmsatara@mahabank.co.in
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे - 411 005
Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE - 411005

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

Date of E- Auction: 19/06/2025 between 01.00 p.m. to 05.00 p.m with auto extension for 5 minutes in case bid is placed within last 5 minutes

Last date & time for submission of Bid/Deposit of EMD and Proof: 18/06/2025 upto 05.00 p.m.

Date & Time of inspection of property on: **09/06/2025 to 13/06/2025 between 10:00 a.m. and 4:00 p.m. (With prior appointment only)**

Sr No.	Branch & Phone No.	Name of Borrower and Guarantors	Amount Due (Rs.)	Short description of the immovable property/ies with known encumbrance	Possession Type	Reserve Price / Earnest Money Deposit / Bid Increment	Last date of bid submission with EMD (DD/MM/YYYY)
1.	Koregaon	Borrower/s: - 1) Late Mr. Pradip Shahaji Kumbhar (Since deceased represented through Legal Heirs - 1 (a) Smt. Nutan Pradip Kumbhar (Wife), 1 (b) Smt. Kamini Shahaji Kumbhar (Mother), & 1 (c) Master Vedant Pradip Kumbhar (Son) – (Through Natural Guardian: - Smt. Nutan Pradip Kumbhar) and	Rs 20,48,733/- (In Words Rupees Twenty Lakhs Forty-eight Thousand Seven Hundred Thirty-Three Only) as on 31/07/2023 plus further interest at applicable rates plus costs, charges and	**Property Lot No. 1.** All those pieces & parcel of land and property being and lying at Flat No.101 on 1st Floor of the building Gokarna Plaza in the Gokarna Plaza Apartments, admeasuring 45.07 Sq. Mtrs., (Carpet) and 52.97 Sq. Mtrs (Built-up) consisting of 3 rooms and construction on S. No.105/1/6, Professor	Physical Possession	Rs. 20,75,100/- (Rupees Twenty Lakhs Seventy-Five Thousand One Hundred Only). EMD – Rs.2,07,510/- (In Words - Rupees Two Lakhs Seven Thousand Five Hundred Ten Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

		2) Smt. Nutan Pradip Kumbhar Guarantors : NIL	expenses etc. minus recoveries if any.	Colony, Koregaon 415501 and bounded as: - On or Towards North: - Road and Remaining property On or Towards East: - Remaining property On or Towards West: - Road and Remaining property On or Towards South: - Staircase and Flat No. 103 Together with all the fixtures, furniture etc. **Encumbrances: Not Known**			
2.	Krishna nagar	Borrower/s: - 1) M/s. Noorani Steels (Prop. Mr. Rizwan Salim Memon) Guarantors : 2) Mr. Salim Abdulrazzak Memon 3) Mr. Vinod Chhganlal Jain	Rs 43,81,768/- (In Words Rupees Forty Three Lakhs Eighty-One Thousand Seven Hundred Sixty Eight Only) as on 30/04/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 2** All the pieces and parcels of land and property at City Survey No. 168 & 168/1, behind Police Station, Sadar Bazar, Satara admeasuring 40 Sq. Mtrs & 19.20 Sq. Mtrs. and bounded as under: - On or Towards North: - By lane On or Towards East: - CTS No. 169 On or Towards West: - Flat No. F-3 On or Towards South: - By lane	Physical Possession	Reserve Price – Rs. 12,74,400/- (Rupees Twelve Lakhs Seventy Four Thousand Four Hundred Only). EMD – Rs.1,27,440/- (In Words - Rupees One Lakh Twenty Seven Thousand Four Hundred Forty Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

				Encumbrances: Not Known			
3.	Tarale	Borrower/s: - 1) Shri. Tushar Shamrao Deshmukh 2) Shri. Shamrao Pandurang Deshmukh 3) Shri. Sudhakar Sarjerao Deshmukh 4) Shri. Dhanaji Jagannath Deshmukh 5) Shri. Sopan Jaysing Deshmukh Guarantors : NIL	Rs.5,25,811/- (In Words Rupees Five Lakhs Twenty-Five Thousand Eight Hundred Eleven Only) as on 17/12/2018 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 3** All the pieces and parcels of land and property of Shri. Shamrao Pandurang Deshmukh all those pieces and parcel of residential property with construction & Fixtures there being and lying at Maraloshi Ta. Patan, Dist. Satara situated at Gat No./Survey No. Milkat No. 134 / 134A admeasuring 5300 sq. ft. bounded by North: House of Sarjerao Deshmukh. South: House of Shivaji Deshmukh East: House of Jagannath Deshmukh West: Road **Encumbrances: Not Known**	Physical Possession	Reserve Price – Rs. 8,44,000/- (Rupees Eight Lakhs Forty Four Thousand Only). EMD - Rs.84,400 (In Words - Rupees Eighty Four Thousand Four Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM
4.	Shirwal	Borrower/s: - 1) Mr. Vijay Bachhubhai Solanki 2) Mrs. Vidya Vijay Solanki Guarantors : NIL	Rs.20,21,021/- (In Words Rupees Twenty Lakhs Twenty One Thousand Twenty One Only) as on 24/04/2024 plus further interest at applicable rates	**Property Lot No. 4** All the pieces and parcels of land and property at Flat No. 403, Fourth Floor in the Building No. 25, Star City Co-op Housing Society, Shirwal, Tal Khandala, Dist Satara admeasuring 66.83 Sq. mtr. (Carpet) i.e.	Physical Possession	Reserve Price – Rs. 18,79,000/- (Rupees Eighteen Lakhs Seventy Nine Thousand Only). EMD - Rs.1,87,900/- (In Words – Rupees One Lakh Eighty Seven Thousand Nine Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

			plus costs, charges and expenses etc. minus recoveries if any.	86.89 Sq. Mtrs. (Built-up) consisting of 4 rooms and constructed on all the pieces and parcels of land situate and lying at village Shirwal in the registration District – Satara, Sub-Dist Khandala, admeasuring 40000 Sq. Mtrs. and bearing CTS / Survey No. 336A and bounded as under: - On or Towards East: Flat No. 404 and 405, On or Towards West: Flat No. 402 On or Towards South: Building No. 24 On or Towards North: Flat No. 406 and 407 Together with all the fixtures and furniture etc. **Encumbrances: Not Known**			
5.	Wathar Station	Borrower/s: - 1) Mr. Prithviraje Murlidhar Nimbalkar 2) Mrs. Arti Prithviraje Nimbalkar Guarantors : 3) Mr. Murlidhar Bhauso Nimbalkar	Rs.15,21,701/- (In Words Rupees Fifteen Lakhs Twenty One Thousand Seven Hundred One only) as on 16/01/2019 plus further interest at applicable rates	**Property Lot No. 5** All those pieces & parcel of Property with construction & fixture there being & lying at Wathar Station Tal Koregaon Dist Satara. Milkat No. / Flat No. F-3, On First Floor, Area Known as Saheb Park	Physical Possession	Reserve Price – Rs. 11,84,400/- (Rupees Eleven Lakhs Eighty Four Thousand Four Hundred Only). EMD - Rs.1,18,440/- (In Words – Rupees One Lakh Eighteen Thousand Four Hundred Forty Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

			plus costs, charges and expenses etc. minus recoveries if any.	Admeasuring 630 Sq ft. Which is Bounded as: - On or Towards North: - Open Space On or Towards South: - Flat No. F- 1 On or Towards East: - Open Space On or Towards West: - Flat No. F- 4 **Encumbrances: Not Known**			
6.	Karve Naka	Borrower/s: - 1) M/s. Desai Agro Services (Prop. Mrs. Varsha Satish Desai) Guarantors : 2) Mr. Satish Dnyandev Desai	Rs.10,29,942/- (In Words Rupees Ten Lakhs Twenty Nine Thousand Nine Hundred Forty Two only) as on 06/07/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 6** Registered mortgage of all the piece and parcels land situate being and lying at village Kale in the registration District – Satara and Sub Dist – Karad admeasuring 500 Sq. Meters and bearing CTS No. / G P P No. 2176 in CTS property No. 1123 of Kale village owned by Satish Dnyandev Desai Bounded as follows: - On or Towards North: Property of Krishna Hari Yadav On or Towards South: Mand River On or Towards East: Road On or Towards West: Property of Bhanudas	Physical Possession	Reserve Price – Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) EMD - Rs.2,40,000/- (In Words – Rupees Two Lakhs Forty Thousand Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

				Ramchandra Velhal **Encumbrances: Not Known**			
7.	Malkapur	Borrower/s: - 1) Mr. Ananda Tanaji Jamdar 2) Mrs. Lalita Ananda Jamdar Guarantors : NIL	Rs.20,61,590/- (In Words Rupees Twenty Lakhs Sixty One Thousand Five Hundred Ninety only) as on 28/03/2024 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 7** All the pieces and parcels of the land and property situated at Malkapur, Taluka – Karad, Dist. – Satara, Name of the owners: - Bhimrao Dnyanu Tadak & Others area admeasuring H00-4.56R, Survey No. 168/8/1, Malkapur with bounded as follows: - On or Towards East: - Road On or Towards West: - Stream On or Towards South: - Property of Shri. Tadak On or Towards North: - Property of Sou. Mangal Moje in such N. A. property there is R. C. C. building named & styled as Jay Ambe Residency in which Flat No. 8, admeasuring super built-up constructed area 58.08 Sq. Mtrs (625 Sq. Ft) with bounded as follows: - On or Towards East: - Property of Flat No. 7 &	Physical Possession	Reserve Price – Rs. 12,25,000/- (Rupees Twelve Lakhs Twenty Five Thousand Only). EMD - Rs.1,22,500/- (In Words – Rupees One Lakh Twenty Two Thousand Five Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

				common passage On or Towards West: - Open space in Plot & compound On or Towards South: - Open space in Plot & compound On or Towards North: - Property of Flat No. 9 together with all the fixtures, furniture etc. **Encumbrances: Not Known**			
8.	Talmavle	Borrower/s: - 1) Mr. Vitthal Kundlik Sutar 2) Mrs. Suman Vitthal Sutar 3) M/s. Shubham Furniture Works (Prop. Mr. Vitthal Kundlik Sutar) Guarantors : NIL	Rs. 26,01,198/- (In words - Rupees Twenty Six Lakhs One Thousand One Hundred Ninety Eight) as on 04/05/2023 plus further interest at applicable rates plus costs, charges and expenses etc. minus recoveries if any.	**Property Lot No. 8** Register Mortgage of land and property located at Post Sanbur, Taluka – Patan, Dist. Satara mortgaged by the borrowers – Mr. Vitthal Kundalik Sutar and Mrs. Suman Vitthal Sutar at - All the piece and parcels of land and property situate being and lying at Village Sanbur in the registration Dist. Satara, Sub-Dist. Patan admeasuring 51.13 Sq. Meters GP Milkat No.329 bounded as follows: - On or Towards North: - Ashok Tukaram Sutar On or Towards East: - Ravindra	Physical Possession	Reserve Price – Rs. 11,35,000/- (Rupees Eleven Lakhs Thirty Five Thousand Only). EMD - Rs.1,13,500/- (In Words – Rupees One Lakh Thirteen Thousand Five Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

				Rajaram Mugade On or Towards West: - Santosh Sadashiv Sutar On or Towards South: - Kisan Ramchandra Sutar Together with building and structure / residential block constructed / to be constructed thereon admeasuring 131.64 Sq. Mtrs consisting of 1BHK on each floor rooms on 1,2, 3 floors and all the fixtures annexed thereto And Hypothecation of Stock at Shubham Furniture, Dhebewadi, Patan, Satara. 415112 **Encumbrances: Not Known**			
9.	Karanje	Borrowers: - Mr. Sudam Shamrao Chavan	Rs.19,35,366/- (In Words Rupees Nineteen Lakhs Thirty-Five Thousand Three Hundred Sixty Six only) as on 07/11/2023 plus further interest at applicable rates plus	**Property Lot No. 9** All the pieces and parcels of land and property at Residential Flat / apartment No. S1, consisting of 3 rooms, admeasuring 457.88 Sq. Ft. (carpet) i.e. 595.24 Sq. Ft. (Built-up) on the Second floor along with terrace and parking in the building	Physical Possession	Reserve Price – Rs. 19,64,000/- (Rupees Nineteen Lakhs Sixty Four Thousand Only). EMD - Rs.1,96,400/- (In Words – Rupees One Lakh Ninety Six Thousand Four Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

			costs, charges and expenses etc. minus recoveries if any.	Siddhi Heights in the Siddhi Heights Apartments project / society constructed on S. No. / Gat No. / CTS No. 176/4/1, Plot No. 11/12, Bhurke Colony, Karanje tarf, Taluka- District Satara-415002 bounded as follows: - On or Towards North: - Flat No. F-3 On or Towards East: - Open Space & Road On or Towards West: - Flat No. F-2 On or Towards South: - Open Space **Encumbrances: Not Known**			
10.	Nagthane	Borrowers: - 1) Mrs. Sitabai Ramchandra Thakr Guarantors : NIL	Rs. 17,41,101.00 (Amount in Words – Rupees Seventeen Lakhs Forty One Thousand One Hundred One only) as on 19/09/2024 plus further interest at applicable rates plus costs, charges and expenses etc.	**Property Lot No. 10** All the pieces and parcels of land and property situated at residential Flat/Apartment consisting of 3 rooms, admeasuring 662.00 square feet on the 3rd floor, along with terrace and parking in the building OMSAI RESI in the OMSAI RESIDENCY project / society constructed on all the piece and parcel of land bearing	Physical Possession	Reserve Price – Rs. 13,56,000/- (Rupees Thirteen Lakhs Fifty Six Thousand Only). EMD - Rs.1,35,600/- (In Words – Rupees One Lakh Thirty Five Thousand Six Hundred Only) Bid increment Amount Rs. 10,000/- (In Words - Rupees Ten Thousand Only)	18/06/2025 Up to 05.00 PM

				S. No. / Gat No./ CTS No. 223/3, Plot No. 9 & 10 at Karad city, Tal. Karad, Dist. Satara and within the jurisdiction of the Sub Registrar Karad and bounded as under: On or Towards East- Compound and open space On or towards South- Flat No 20 On or towards West- Flat No. 24 On or towards North- Open space and Road **Encumbrances: Not Known**			

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 will be On-line E-Auction / Bidding through website https://baanknet.com/eauction-psb on 19/06/2025 for mentioned property between **01.00 p.m and 5.00 p.m.**, with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of Rs. 10,000/- or Rs. 25,000/- as specified as above and in the sale notice during online bidding of the property.

3. Platform (https://baanknet.com/eauction-psb) for e-auction will be provided by e auction service provider M/s. PSBAlliance Pvt Ltd having its Registered office as at Unit 1, Third Floor, VIOS Tower, Sewri-Chemburt Rd, Near Wadala Truck Terminal, Sion, Mumbai, Maharashtra – 400 037 (contact Phone +91 8291220220 & email address : - **support.BAANKNET@psballiance.com**). 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: BOM E AUCTION DEPOSIT, Account No. 60117614446 Branch name: Krishnanagar Branch, IFSC Code MAHB0000619. 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.

13. Caution to bidders:

a. Property is sold on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" AND "WITHOUT RECOURSE" 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/ CERSAI 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.

h. The e auction is being conducted on Symbolic Possession. The Bank does not have Physical Possession of the property/ies. Bank is entitled to cancel / withdraw / postpone / defer the auction or any property even after issuing Sale Intimation letter / successful bidder letter. Bidders are not entitled to claim any amount in the name of interest, damages, compensation, loss etc from the bank on the amount deposited by the bidders on any reason whatsoever.

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 Mr. Annasaheb V Shirsat Contact Number – 9421437026.
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.
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:

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 deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No interest is payable to the successful bidder. Successful bidders cannot claim any interest on EMD or 25% or any other amount deposited by the bidder.
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/NCLT/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 Interest on the money deposited. 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. In case of stay of possession / further proceedings by DRT/DRAT/NCLT/High Court or any other Court, the auction / transfer of physical possession of the property may either be deferred or cancelled and persons

participating in the sale shall have no right to claim Interest on the money deposited. damages, compensation or cost for such postponement or cancellation

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

Technical Terms and Conditions of Online Auction Sale

1. Prospective bidder has to register as stated aforesaid.
2. **Time Extension**: If any market leading bid (bid higher than the highest at the point in time) is received within the last ten minutes of closing time, the time of auction sale will get automatically extended by another ten minutes and subsequently, if no further bid higher than the last quoted highest bid is received within the said extended ten minutes, the auction sale will be automatically closed at the expiry of the extended ten minutes.
3. **Bids:** All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
4. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by the Bank.
5. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Bank. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
6. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale will primarily be sent to them through e-mail. The date of sending the email will be considered as date of intimation.
7. If no intimation reaches for reasons beyond the control of the Bank, the bidders are required to take efforts to ascertain the status. Non receipt of intimation shall not be a

ground for non-payment or delayed payment. Bidders must therefore keep a watch on their incoming e-mail or can contact the Bank/ Authorised Officer. The Bank will not be liable for wrong e-mail id registered by the bidder or for return of the mail for mailbox being full.

8. Note of caution for the Bidders:

Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system/ power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment for submitting their bids.

Place: Satara
Date: 09/05/2025

Authorised Officer
Bank of Maharashtra

BANK OF MAHARASHTRA
Head Office: 'Lokmangal', 1501, Shivajinagar, Pune 411005
Zonal Office: "Jeevan Tara", LIC Building, Koregaon Road, Satara – 415 001
Phone :(02162) 234536, 229338, 233204 e-mail: cmmarc_sat@mahabank.co.in

---

E-AUCTION BID FORM

(Read carefully the terms and conditions of sale before filling –up and submitting the bid)

Sr. No.	Name of Bidder(s) (in Capital)	Father's / Husband's Name	Postal Address of Bidder(s) (If Bidder is a company, address of its Regd.Office)	Phone / Cell Number and email ID
(1)	(2)	(3)	(4)	(5)
1				
2				

5. Bank Account details to which EMD amount to be returned
   i) Bank A/c. No. :
   ii) IFSC Code No. :
   iii) Branch Name :

6. Date of submission of bid :

7. PAN Number:

8. Property/Assets Item No. in respect : of which the bid is submitted

9. Whether EMD remitted : Yes / No

10. EMD remittance details*

Date of remittance	:
Name of Bank	:
Branch	:
Account No.	:
IFSC Code No	:
UTR No	:

11. Bid Amount quoted :

I declare that I have read and understood all the terms and conditions of auction sale and shall abide by them.

(Signature of the Bidder)

*mandatory: Bidders are advised to preserve the EMD remittance challan.

DECLARATION

Date:

The Authorised Officer,
Bank of Maharashtra
"Jeevan Tara", LIC Building,
Koregaon Road,
Satara – 415 001

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the Online Auction.

2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our bid and that the particulars remittance given by me/us in the bid form is/are true and correct.

3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Bank and the Bank will be at liberty to annul the offer made to me/us at any point of time.

4. I/We also agree that after my/our offer given in my/our bid for purchase of the assets is accepted by the Bank and I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all the terms and conditions of the bid and offer letter, the EMD and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited.

5. The decision taken by the Authorised Officer of the Bank in all respects shall be binding on me/us.

6. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of terms being offered for sale.

7. I also understand the Bank is not liable to pay any interest/ refund of EMD in case of any delay in issue of confirmation of sale/ Sale Certificate, handing over of possession of secured asset sold under e-auction by virtue of any Court Order received after e-auction is held.

Signature:

.....

Name:

.....

Address:

.....

e-mail id..... Mobile.....