



PUNE MERCHANT'S CO-OPERATIVE BANK LTD.

पुणे मर्चंट्स को-ऑपरेटिव्ह बँक लि.

H. O. : 257, Budhwar Peth, Shri Shivaji Road, Pune 411 002 Ph. : 24491522 / 23 / 24, Fax : 24458389
मुख्य कचेरी : २५७, बुधवार पेठ, श्री शिवाजी रोड, पुणे ४११ ००२ फोन : २४४९१५२२/२३/२४, फॅक्स : २४४५८३८९
ईमेल : punemerchant@rediffmail.com, punemerchants@pmcbl.com

Ref. No. :
जावक क्रमांक :

Date :
दिनांक :

02.04.2024

E-AUCTION SALE NOTICE

IMMOVABLE PROPERTY for Sale on "As is Where is", "As is what is", and "Whatever there is" basis (Physical possession of the Property taken over under securitisation and reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

| | | | |
|---|--|--------------------------------------|-------------------------------------|
| NAME OF THE BORROWER /GUARANTORS | 1) Mr. Rahul Maruti Kadam 2) Mr. Vitthal Ankush Gaikwad 3) Mr. Dubey Nishant Niraj 4) Mr. Kapil Anil Kulkarni | | |
| O/s. BALANCE | O/s. BALANCE Rs.34,23,002.00 (Rupees Thirty Four Lacs Twenty Three Thousand Two Only) as on 31-03-2024 with future interest at contractual rate thereon w.e.f. 01-04-2024 Plus Legal expenses, cost and charges. | | |
| LOCATION AND DETAILS OF THE IMMOVABLE PROPERTY | All that piece and parcel of the residential premises bearing Flat No.11 area admeasuring area 504 sq. ft. i.e. 46.82 sq. meters Carpet (area admeasuring 594 sq. ft. i.e. 55.20 sq. meters saleable built-up), situated on the Third Floor in the building known as " River View", situated and constructed on the Survey No. 9, Hissa No. 3/1, Corresponding City Survey No. 643, at Hingane Budruk (Maharshi Karve Nagar), Pune within the jurisdiction of Sub-Registrar Haveli, District Pune, Sub-District Taluka Haveli and within the local limits of Pune Municipal Corporation, Pune. | | |
| RESERVE PRICE | DATE & TIME OF INSPECTION OF PROPERTY AND PAPERS | EARNEST MONEY DEPOSIT(Rs) | DATE & TIME of E-AUCTION |
| Rs.32,60,000.00 (Rs. Thirty Two Lacs Sixty Thousand Only) | 20/04/2024, 11.00 a.m. to 2.00 p.m. NOTE:-Interested Buyers should come personally with KYC or depute an authorised person with authority letter and KYC | Rs.3,26,000/- (10% of Reserve Price) | 03/05/2024 12.00 noon to 3.00 pm |

Branches : ● Laxmi Road : 24455613/24452661 ● Khadki : 9529843711 ● Padmavati : 24374903 ● Kothrud : 25438940
● Hingne Vadgaon : 24357780 ● Chandan Nagar : 808700061 ● Kondhwa : 26832261 ● Budhwar Peth : 24467078
● Bhugaon : 9765180061 ● Manjari : 8149301010 ● Rahatani : 8956860807 ● Khedshivapur : 7030567901



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TERMS & CONDITIONS:

1. Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the property and Tender Form can be obtained from Head Office at 257 Budhwar Peth, Shri Shivaji Road, Opp. Shrimant Dagdusheth Ganpati Temple, Pune-411 002 on payment of Rs. 100/- per form. **DATE AND TIME OF INSPECTION: As mentioned in the above table.**

2. Intending bidders should submit their EMD amount along with KYC documents (PAN Card and Aadhaar/Voters ID/Driving Licence) and Rs.1,000/- being Non-refundable Tender fee at Head Office, Pune at the above address, by way of Demand Draft/Pay Order favouring "Pune Merchants Co-operative Bank Limited", payable at Pune before 2.00 P.M. on or before 30/04/2024.

3. The interested bidders who require assistance in creating Login ID & Password, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s e-Procurement Technologies Limited - Auction Tiger, Regd. B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) and Mo.:9265562818 /9265562821, Web portal Add. [https:// sarfaesi.auctiontiger.net](https://sarfaesi.auctiontiger.net) , for any property related query may contact Authorized Officer of the Bank at Head office, Pune at the above mentioned address and Phone number on any working day.

4. Only buyers holding valid User ID/ Password after going through the Registering Process (One time) and generating User ID & Password on their own and confirmed payment of EMD through Demand Draft in favour of "Pune Merchants Co-operative Bank Limited" shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer.

5. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (Rs.10,000/-) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (above the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

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6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately on acceptance of bid price by the authorised officer and the balance 75% of the sale price on or before 30th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

7. The prospective qualified bidders may avail online training on e-Auction from M/s. E-Procurement Technologies Limited prior to the date of e-Auction. Neither the Authorised Officer/Bank nor M/s. E-Procurement Technologies Limited shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

8. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ registration charges, fee etc., and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

9. Prospective bidders are advised to make their own enquires & satisfy themselves with regard to title, encumbrance, measurement and any dues/taxes payable in respect of the scheduled properties.

10. The arrears of tax/maintenance/ electricity/ water /any other dues payable if any in respect of the schedule properties will have to be borne by the successful bidder.

11. The Bank reserves it's right to accept or reject any or all offers without assigning any reason(s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the properties through private negotiations with any of the tenderers/bidders or other party / parties.

12. The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. E-Procurement Technologies Limited <https://sarfaesi.auctiontiger.net> before submitting their bids and taking part in the e-Auction.

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13. As per Section 194-IA of Income Tax Act (as amended time to time), if sale price of the property sold is above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.

14. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.

15. Special Instructions: Bidding in the last moment should be avoided. Neither the Bank nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

16. The Borrower/Guarantor/Mortgagor are hereby put to notice in terms of rule 6(2) and rule 8(6) of THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 that the Secured/aforementioned Assets would be sold in accordance with this notice.

Sd/-

Authorised Officer.

Place: Pune

Date:02.04.2024