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	
· · **: 0240-6645606**	ई/मेल-E-mail **: cmrecovery_aur@ bankofmaharashtra.bank.in**	
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5	**Head Office:** Lokmangal,1501,Shivajinagar, Pune	

Sale Notice No.- Chh. Sambhajinagar/E-bikray/461-479/2026-27/11

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

Date of E- Auction: on 27.11.2026 from 11:00 AM to 02:00 PM with auto extension for 5 minutes in case bid is placed within last 5 minutes
Last date of online registration, online submission of EMD is: 26.11.2026 up to 05.00 P.M.
Date & Time of inspection of property from 20.11.2026 to 26.11.2026 between 12.00 P.M. to 4.00 PM.
***Note: Intended purchase/buyer should be registered with E-bikray portal (https://baanknet.com/eauction-psb) and deposit 10 % EMD in E-Wallet of particular property then assigns said amount to particular Property ID in bid floor with portal before last date of submission of EMD then only, Intended purchase/buyer will be eligible to be participate in auction.**

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 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable assets charged to the Bank of Maharashtra (Secured Creditor), the constructive/symbolic possession/Physical possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on as **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" on 27.11.2026,** for recovery of dues as mentioned below due to the Bank of Maharashtra (Secured Creditor) from below mentioned borrowers and guarantors. The known encumbrances (If any) along with description of immovable properties/movable assets, reserve price and the EMD are as mentioned in the table.

Sr. N	**Name of Borrower/s & Guarantor/s**	**Amount Due plus penal interest and other**	**Possession Type**	**Description of Property**	**Reserve Price (in Lakh)**

I /we have carefully gone through the terms & conditions of E-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

o.	Name & Branch	charges / Expenses			EMD (Value in Lakh) Bid Increase Amount in Actual
1	**Borrower** - Mr. Rahul Dnyandeo Maghade **Co-Borrower –** Varsha Rahul Magadhe **Guarantors:** Mr. Narayan Khandoji Budhwant **Branch:** Kranti Chowk Branch, Branch Manager (Mr. Sagar V. Somase - 9923009581)	Total Dues Rs. 10, 99,873/- (Rupees Ten Lakh Ninety Nine thousand Eight Hundred and Seventy Three Only) + Future Unapplied Interest with monthly rest w.e.f. 10.02.2026 + penal interest and other charges / expenses	**Physical**	**LOT No. 1)** All those pieces and parcels of **land & building** along with construction situated at **Flat No. 7/A, Narayana Pushpa** adm **21.81 sq. mtr. on Plot No. 430 S. No. 170/P** at Secor Growth Center **Waluj Mahanagar 1, Tisgaon** Chh. Sambhajinagar. **Bounded as:** **East** Flat No. 7 B & Open Duct **North –** Open to Sky **West** Open to Sky **South** Flat No. 8 & Staircase (Owner: **Rahul Dnyandeo Maghade & Varsha R Maghade**)	12.76 1.30 10000
2	**Borrower** – M/s Pawan Agro Industries Represented Through Its Prop. Mr. Muktabai Bhimashankar Pawar **Guarantor(s):** Mr. Bhimashankar	Total Dues Rs. 1,14,68,893 /- (Rupees One Crore Fourteen Lacs Sixty Eight Thousand Eight Hundred Ninety	**Symbolic**	**LOT No. 2)** All those pieces and parcels of **land & building** along with construction situated at **Gat No. 107 adm 20R**, located at Khirdi, Tal. Shrirampur, Dist. Ahmednagar **Bounded as:** **East** Agricultural Plot	67.43 6.8 40,000/-

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	Bhaskarrao Pawar **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Three Only) + Future Unapplied Interest with monthly rest w.e.f. 16.07.2025 + penal interest and other charges / expenses		**North –** Plot of Pawan Bhimashankar Pawar **West** Gaothan **South** Road (Owner: Muktabai Bhimashankar Pawar)	
3	**Borrower** – M/s Premier Packaging Industries Through Its Prop. Mr. Bhimashankar Bhaskar Pawar **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Total Dues Rs. 1,83,84,365 /- (Rupees One Crore Eighty Three Lakh Eighty Four Thousand Three Hundred and Sixty Five Only) + Future Unapplied Interest with monthly rest w.e.f. 18.12.2024 + penal interest and other charges / expenses.	**Symbolic**	**LOT No. 3)** All those pieces and parcels of **land & building** along with construction situated at Plot No. A-24 and A-25, Adm-1020 Sq. Mtr. MIDC, Tq. Shrirampur District Ahmednagar. **Bounded as:** **North**-Plot No. A-26 **South** Plot No. A-23 **East** -MIDC Road **West**-Plot No. A-32 and A-30 (Owner -Bhimashankar Bhaskarrao Pawar)	39.68 4.0 40,000/-
4	**Borrower -** Prop. Rahul Bhanudas Gawali M/s Gawali Hardware	Total Dues Rs. 37,41,030.20/- (Rupees Thirty Seven Lakhs Forty One Thousand Thirty Only) + Future	**Symbolic**	**LOT No. 4)** All those pieces and parcels of **land & building** along with construction situated at the registration District: Latur admeasuring 27.31 Sq. mt. and bearing Sy. No 140 **Bounded as:**	92.73 9.3 1,00,000 /-

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Name of Bidder	Signature of Bidder	Date

	Co-Borrower – Mrs. Kaiwalya Bhanudas Gavali **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Unapplied Interest @ 10.40% with monthly rest w.e.f. 22.09.2025 + penal interest and other charges / expenses.		**East**: Plot of Subhash V Solapure, **West**: Plot of Narayan Patil **South**: Road **North**: Plot of Narayan Patil (Owned by Rahul Bhanudas Gawali)	
5	**Borrower-** M/s Nileri Constructions Prop. Shri. Ravindra Pandrinath Narode **Guarantor-** Mr. Ravindra Pandrinath Narode, Mrs. Nirmala Ravindra Narode, Mr. Rinkesh Ravindra Narode and Mrs. Kanchan **Rinkesh Narode** **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Total Dues Rs. 1,38,80,562 /-/- (Rupees One Crore Thirty Eight Lakhs Eighty Thousand Five Hundred Sixty Two Only) + Future Unapplied Interest % with monthly rest w.e.f. 07.02.2026 + penal interest and other charges / expenses.	**Symbolic**	**Lot No.5)** All those picecs and parcels of land and building along with construction situated at S. No. 204/306, Plot No. 71, "NILERI" Subhadra Nagar Kpoargaon District Ahmednagar, Maharashtra - 423601 area admeasuring about 388.62 sq. mts. (Owned by – Mrs. Nirmala Ravindra Narode)	91.13 9.2 1,00,000 /-
			Symbolic	**Lot No.6)** All those pieces and parcels of land and building along with construction situated at S. No. Gat No. 205, Plot No. C-32, Near Sona Irrigation Kpoargaon Industrial Estate, Village Sanvatsar, Tal. Kopargaon, District Ahmednagar Area admeasuring about 722 sq. mts. (Owned by – Mr. Ravindra Pandharinath Narode)	39.51 4.0 40,000/-
			Symbolic	**Lot No.7)** All those pieces and parcels of land and	18.40 2.00

Restricted

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Name of Bidder	Signature of Bidder	Date

				building along with construction situated at Gat No. 598/7, Situated at Nandgaon Yeola Road, Village, Rajapur, Taluka Yeola, District Nasik, Maharashtra area adm. about 4100 sq. mts. (Owned by – Kanchan Rinkesh Narode)	20,000/-
6	**Borrower-** M/s Gawali Milk and Nimbu Marketing Shedgaon **Through its Partners-** Mr. Bhausaheb Anaji Gawali and Mrs. Shobha Bhausaheb Gawali **Guarantors –** Mr. Bhausaheb Sonyabapu Tarkunde, Mrs. Laxmibai S. Tarkunde and Mr. Balu Annaji Gawali **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Total Dues Rs. 1,82,44,128 /-/- (Rupees One Crore Eighty Two Lakh Fourt Four Thousand One Hundred and Twenty Eight Only) + Future Unapplied Interest % with monthly rest w.e.f. 15.05.2017 + penal interest and other charges / expenses.	**Symbolic**	**Lot No.8)** All those pieces and parcels of land and building along with construction situated at freehold NA Land bearing Gat No. 290/2, admeasuring 800 sq. mtrs. And Pre-Cooling cold storage back house and other structures admeasuring 534.19 sq. mtrs. constructed thereon situated at Shedgaon, Tal, Shrigonda, Tal. Shrigonda District Ahmednagar North – Gat No. 291/2 South Gat No. 292 East -Gat No. 290/1 West- Road (Owned by Bhausaheb Anaji Gawali-)	70.91 7.1 50,000/-
			Symbolic	**Lot No.9)** All those pieces and parcels of land and building along with construction situated at freehold NA Land bearing Gat No. 291/2 adm. 600 sq. mtrs. situated at Shedgaon, Tal. Shrigonda, District Ahmednagar.	13.41 1.40 20,000/-

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Name of Bidder	Signature of Bidder	Date

				North-Gat No. 291/2 South Gat No. 290/1 East Gat No. 290/2 West-Road (Owned by Bhausaheb Anaji Gawali).	
7	**Borrower - M/s** Ajit Kumar Hukumchand Prop. Mr. Narendrakumar Kasturchand Thole **Guarantors –** Ramesh Kasturchand Thole And Mr. Prakash Kasturchand Thole **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Total Dues Rs. 1,02,97,779/- (Rupees One Crore Two Lakh Ninety Seven Thousand Seven Hundred and Seventy Nine Only) + Future Unapplied Interest % with monthly rest w.e.f. 01.02.2018 + penal interest and other charges / expenses.	**Symbolic**	**Lot No.10)** All those pieces and parcels of land and building along with construction of Shop cum Godown over plot no. 76 and 83 bearing Gat No. 43 situated within the premises of agriculture produce market committee (APMC) Lasur station Sawangi Road Taluka Gangapur District Aurangabad (owned by Narendrakumar Kasturchand Thole) East-Plot No 75 and 84 West-Plot No.77 and 82 North-Internal Road South-Internal Road	71.82 8.00 50,000/-
8	**Borrower-** Mr. Bhimashankar Bhaskarrao Pawar Smt. Muktabai Bhimashankar Pawar	Total Dues Rs. 54,61,737/- (Rupees Fifty Four Lakh Sixty One Thousand Seven Hundred and Thirty Seven + Future Unapplied	**Symbolic**	**Lot No.11)** All those pieces and parcels of land and building along with construction of Residential Building at S. No. 49A/9/2 Part, New S. No. 42/1 to 6/1, CTS No. 1971A/1 P, Plot No. 9/10, TP Scheme No. 4P Shrirampur, Opp. Dudh Dairy, Ward No. 7, Kalaram Mandir Road, Tal. Shrirampur, Dist.	82.56 8.30 50,000/-

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Name of Bidder	Signature of Bidder	Date

	Branch: Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Interest % with monthly rest w.e.f. 18.12.2024 + penal interest and other charges / expenses.		Ahmednagar (Owned by Bhimashankar Bhaskarrao Pawar) North-15 "wide road South Building East- 60' Wide Asphalt Road Thatte Ground Road West – open plot	
9	**Borrower-** M/s Mauli Fuel Station Prop. Mr. Yogesh Narayan Yeole **Guarantor –** Mr. Narayan Mogalrao Yeole, Mrs. Shashikala Narayan Yeole and Mr. Pandharinath Changdeo Gadekar **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Total Dues Rs. 1,16,67,450 /- (Rupees One Crore Sixteen Lakh Sixty Seven Thousand Four Hundred and Fifty Only) + Future Unapplied Interest % with monthly rest w.e.f. 29.01.2025 + penal interest and other charges / expenses.	**Symbolic**	**Lot No.12)** All those pieces and parcels of land and building along with construction Residential Bunglow Gat No. 133/69 plot No. 22B Athithi colony ward No. 1 Shirasgaon Shrirampur East-Plot No. 22/1 West 9 mtr road South plot no. 23 North-6 mtr. wide road. (Owned by Mr. Narayan Mogalrao Yeole and Mrs. Sashikala Narayan Yeole)	27.05 3.00 20,000/-
10	**Borrower Mr.** Imran Dilwar Shaikh **Co-Borrower Mrs.** Amrin Imran Shaikh **Branch:** Badnapur	Total Dues Rs. 92,35,328/- (Rupees Ninety Two Lakh Thirty Five Thousand Three Hundred and Twenty Eight Only)	**Physical**	**Lot No.12)** Mortgage of all Pieces and Parcels of Flat No. C-10, Stilt First Floor, Sunshine Park, Gut No. 167/1, Bhagat Singh Nagar, Harsool, Tal. & Dist.-Chha. Sambhajinagar. **Bounded as**:- (Carpet area 49.40 Sq. Mtrs. & Built Up area 53 Sq. Mtrs), **East**-	23.26 2.40 20,000/-

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	(Amit Sadanshiv – M-8806118074)	+ Future Unapplied Interest % with monthly rest w.e.f. 30.03.2026 + penal interest and other charges / expenses.		Passage, **West**- Passage, **North**- Flat No. 09, **South**- Flat No. 17 (**Owner**: Mr. Imran Dilwar Shaikh & Mr. Amrin Imran Shaikh)	
			Physical	**Lot No.14)** Mortgage of all Pieces and Parcels of Flat No. C-11, Stilt First Floor, Sunshine Park, Gut No. 167/1, Bhagat Singh Nagar, Harsool, Tal. & Dist.- Chha. Sambhajinagar. **Bounded as**:- (Carpet area 50.40 Sq. Mtrs. & Built Up area 54 Sq. Mtrs), **East**- Passage, **West**- Passage, **North**- Flat No. 04, **South**- Flat No. 12 (Owner: Mr. Imran Dilwar Shaikh & Mr. Amrin Imran Shaikh)	23.71 2.40 20,000/-
11	**Borrower -** Shyam Lodging and Boarding Proprietor: Shyamlal Lachiram Bajaj (Deceased) **Through its legal heirs** Gunwantibai Shyamlal Bajaj, Shri. Gurmukh Shyamlal Bajaj, Shri. Shivaji Shyamlal Bajaj	Total Dues: Rs. 18,77,117/- (Rupees Eighteen Lakh Seventy-Seven Thousand One Hundred and Seventeen Only)+ Future Unapplied Interest @ 11.05% p.a.	**Symbolic**	**Lot No.15)** Mortgage of all Pieces and Parcels of Land together with the buildings and structures of Hotel Shyam and Parmit Room and Bajaj Medical – A Bar and medical shop and Godown on Plot No. 36 M.C. Property No. 18-58-36 S No. 84 Located near Bus Stand, Ambad Tq, Dist. Jalna. **Bounded as:-** On or towards the North: Land of S No. 95/2	111.90 12.00 2,00,000 /-

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	Guarantor : Shri. Avinash Ramesh Wadgaonkar	with monthly rest w.e.f. 07.04.2026 + penal interest and other charges / expenses		On or towards the East: S No. 95/2 On or towards the West: Plot No. 35 On or towards the South: 25 Feet Road Owned by - Shyamlal Lachiram Bajaj (Deceased)]	
12	**Borrower –** M/s Ellora Constructions Pvt. Ltd. **Managing Director-** Mr. Saleem Ahmed Khan **Director-** Mrs. Sameena Saleem Khan **Guarantors-** Bismilla Gulab Khan (Since deceased through his legal heirs Mr. Saleem Ahmed Khan), Mr. Saleem Ahmed Khan Mrs. Sameena Saleem Khan, Mrs. Shehba Salim Ahmed Khan.	Total Dues: Rs: 19,38,94,296/- (Nineteen Crore Thirty Eight Lakh Ninety four Thousand Two Hundred and Ninety Six) + Future Unapplied Interest @ 12.35% p.a. with monthly rest w.e.f. 23.07.2019 + penal interest and other charges / expenses	Symbolic	**Lot No.16)** Mortgage of all Pieces and Parcels of Land together with the buildings and structures of Residential House constructed on Plot No. 32, Survey No. 3, N-12 Sector CIDCO adm area 457.87 sq. mtrs. Himayat Bag, Chh. Sambhajinagar. **North**- 9 M wide road and Plot No. 33, **South**-Plot No. 30 and 31 **East-** Open Space, **West**- Plot No. 26 (Owner MR. Saleem Ahmed Khan)	**378.57** **38.00** **5,00,000/-**
			Symbolic	**Lot No. 17)** Mortgage of all Pieces and Parcels of Land together with the buildings and structures of (i)Land bearing **Gut No. 133(P), Old Sy. No. 108**	**852.94** **86.00** **10,00,000/-**

I /we have carefully gone through the terms & conditions of E-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

				adm 23 R., Near Meadows Hotel, Village Mitmita Tal & District. Chh. Sambhajinagar **North** land of Abdul Azmi. **South**- Nala **East-** Land of Abdul Azmi and Nala **West**- Land of Gut No. 136 (ii) Land bearing **Gut No. 133(P), Old Survey No. 108 adm 30 R** Near Medows Hotel, Village Mitmita Tal & Distt. Chh. Sambhajinagar **North**- Land of Salim Ahmed Khan, **South**- Land of Abdul Azim Abdul Hamid, **East**-15 ft. Road, **West**-Nala & Graveyard. (iii) Land bearing **Gut No. 133(P), Old Survey No. 108 Adm 38 R** Near Meadows Hotel, Village Mitmita Tal & District. Chh. Sambhajinagar. **North** – Aurangabad Nashik Road, **South**- Land of Abdul Azim Abdul Hamid **East**- 15 ft Road **West** - Land of Abdul Azim Abdul Hamid (**in the name of Saleem Ahmed Khan**) (iv) Land bearing Gut **No. 133 (Old Survey No. 108)**	

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Name of Bidder	Signature of Bidder	Date

				adm. 15 R besides to the Meadows Resort & Spa Village Mitmita Tal & Dist. Chh. Sambhajinagar. **North**-Aurangabad Nashik Road, **South**-Nala **East**- Land of Salim Ahmed Khan **West**- Remaining part of Gut No. 133(P) land of Abdul Azim Abdul Hamid. Bismilla Gulab Khan (Since deceased through his legal heirs Mr. Saleem Ahmed Khan)	
			Symbolic	**Lot No. 18)** Mortgage of all Pieces and Parcels of Land together with the buildings and structures of **Land bearing Gut No. 18(P), adm 786.56 sq mtrs** **North** Govt. Road **South**- Govt Road/ Pathway **East-** Land of Ismail Papasha **West**- Land of Mehmood Papasha (Owner MR. Saleem Ahmed Khan)	**34.69** **3.50** **50,000/-**
13	**Borrower-** Mawal Infrasturcutres Agro Organics	Total Dues: Rs: 5,23,21,004 /-(One Five Crore	Symbolic	**Lot No. 19)** Mortgage of all Pieces and Parcels of Land together with the buildings and	351.63 36.00 3,50,000 /-

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	RD Gen Solutions **Represented through its partners cum guarantors.** Ashok Madamlal Mawal, Pankaj Ashok Mawal Bharat Ashok Mawal Mridul Ashok Mawal **Branch:** Asset Recovery Branch (Mr. Somnath B. Sasane – Mob-9960602766)	Twenty Three Lakh Twenty One Thousand and Four only) + Future Unapplied Interest @ p.a. with monthly rest w.e.f. 02.12.2017 + penal interest and other charges / expenses		structures of NA Property (Amenity) of S. No. 311/1/1 Situated at Sant Darshan Nagar, Village Savedi Ahmednagar adm. 2047.21 sq. mtr. (Owned by Mr. Ashok Madanlal Mawal and Gitadevi Ashok Mawal)	

Terms & Conditions: -

We shall publish other terms and conditions on the "https://baanknet.com/eauction-psb" and "http://www.bankofmaharashtra.in/properties_for_sale" provided in the Bank's website – Other Term & Conditions for E Auction Sale Notice No. Chh. Sambhajinagar/E-bikray/461-479/2026-27/11.

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 27.11.2026**

I /we have carefully gone through the terms & conditions of E-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

(from 11:00 AM to 02:00 PM (IST) with unlimited extensions of 5 minutes in case bid is placed within last 5 minutes. The intending purchasers can inspect the property/ies with prior appointment at his / her expenses **from 20.11.2026 to 26.11.2026 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.**

***Note: Intended purchase/buyer should be registered with E-bikray portal (https://baanknet.com/eauction-psb) and deposit 10 % EMD in E-Wallet of particular property then assigns said amount to particular Property ID in bid floor with portal before last date of submission of EMD then only, Intended purchase/buyer will be eligible to be participate in auction.**

3. Platform website https://baanknet.com/eauction-psb [Contact Numbers 8291220220, Email : support.BAANKNET@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.

Restricted

I /we have carefully gone through the terms & conditions of E-auction and unconditionally accept it.		
Name of Bidder	Signature of Bidder	Date

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.

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

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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.
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.

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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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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.
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.

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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.

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: 21.10.2026

Authorized Officer & Chief Manager, Recovery Incharge
Bank of Maharashtra, Chh. Sambhajinagar Zone

Restricted

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Name of Bidder	Signature of Bidder	Date