

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक प्रधान कार्यालय : 'लोकमंगल', 1501, शिवाजीनगर, पुणे - 411005. H. O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.	दिल्ली अंचल कार्यालय 15, एन बी सी सी टॉवर, तीसरी मंजिल भीकाजी कामा प्लेस, नई दिल्ली - 110066 DELHI ZONAL OFFICE 15, NBCC TOWERS, 3RD FLOOR BHIKAJI CAMA PLACE, NEW DELHI - 110066	
फोन PHONE (011) 26164817 / 26197769 फेक्स FAX (011) 26171554 e mail : legal_del@mahabank.co.in		
प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-411005 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-411005		

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

Sr No	Name of Borrower and Guarantors	Amount Due and details of encumbrance s	Short description of the immovable property with known encumbrance	Possession Type	Reserve Price / Earnest Money Deposit
1	1.Class 1 Legal Heirs of Late Mr. Vishal Garg – Since Deceased (Borrower) Through the known surviving Legal Heir Mrs. Ruchi Garg W/o Late Mr. Vishal Garg R/o B – 4/69, Keshav Puram, North-West Delhi - 110035 Email: keshavtextiles1234@gmail.com 2nd Address: E - 16/871, Bapa Nagar, Karol Bagh, Central Delhi – 110005 3rd Address: Property bearing Municipal No. 6573, Third Floor, Plot No. 151 in Block No. 9B (9B/151) situated at Gali No. 2, Dev Nagar, Karol Bagh, New Delhi-110005 2. Ms. Ruchi Garg W/o Late Mr. Vishal Garg (Co-Borrower & Mortgagor) R/o B – 4/69, Keshav Puram, North-West Delhi – 110035 2nd Address: E – 16/871, Bapa Nagar, Karol Bagh, Central Delhi – 110005 3rd Address: Property bearing Municipal No. 6573, Third Floor, Plot No. 151 in Block No. 9B (9B/151) situated at Gali No. 2, Dev Nagar, Karol Bagh, New Delhi-110005	Rs. 4342781.00 (Rupees Forty Three Lacs Forty Two Thousand Seven Hundred Eighty One Only) + further interest from 01.01.2026 onwards @ 8.50% p.a + cost, charges & expenses incurred since date of NPA i.e., 25.07.2025	Property Lot No 1 Equitable Mortgage of Entire Third Floor (without Terrace Roof Rights) measuring 80 Sq. Yds. out of free hold property bearing Mpl. No. 6573, Plot No. 151, Block No. 9 -B, situated at Gali No. 2, Dev Nagar, Karol Bagh, Delhi – 110005 owned by Mrs. Ruchi garg W/o Mr. Vishal Garg vide Sale Deed No. 7596 dated 17.12.2020, less recovery if any after 01.01.2026.	Symbolic Possession With Bank	Reserve Price – Rs. 59.98 Lakh EMD Amount – Rs. 6.00 Lakh (Bid increment Amount Rs 25000/-) Contact person for queries of auction: Mr. Uttam Negi , Mob No. 9559704999

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 Baanknet.com portal (PSB Alliance) on **29.06.2026 for Property Lo No. 1** with unlimited extension of 05 minutes time in case of receipt of bid in last 10 minutes. Bidders shall improve their offers in multiple of Rs. 25000/- (Rupees Twenty Five thousand only) (during online bidding of the property).
 3. Platform Baanknet.com portal (PSB Alliance) for e-auction will be provided by e auction service provider M/s PSB alliance having its Registered office as at unit 1, 3rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala east, Mumbai-400037. The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website Baanknet.com portal (PSB Alliance) 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 Baanknet.com portal (PSB Alliance)
 5. The intending Bidders / Purchasers are requested to register on Baanknet.com portal (PSB Alliance) 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 Baanknet.com portal (PSB Alliance) 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 ($\geq$ 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://ebkgray.in/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: "**Authorized Officer SARFAESI ACT EMD**" Account No. **60121785733** Branch name: **South Extension Branch** IFSC Code **MAHB0000392**. 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.

UnClassified



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 including claims of GST, Income Tax 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, GST, levies, Traffic Challans 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/GST, Traffic Challans 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 officers name mentioned in the sale notice.
- 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 multiples 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.

Unclassified



UnClassified

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 Delhi 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.

Place: Delhi
Date: 25.05.2026


Chief Manager &
Authorised Officer
Bank of Maharashtra

