ASSET RECOVERY BRANCH

Janmangal, 4th Floor, 45/47, Mumbai Samachar Marg, Fort, Mumbai- 400023 , Tel. :022-22630884
ई-मेल/Email : bom1450@mahabank.co.in / brmgr1450@mahabank.co.in

Terms and Conditions for e-auction/sale of the SECURED ASSETS on 18.11.2026
Sale notice published on Newspapers: Free Press Journal (in English) & Navshakti (in Marathi) on 22.10.2026

Date of E- Auction: 18.11.2026 between 11 A.M. to 2 P.M. with auto extension for 5 minutes
Last date & time for submission of Bid/Deposit of EMD and Proof 17.11.2026 upto 5:00 P.M./As per Baanknet (erstwhile eBikray) rules
For inspection of Assets: Contact, Asset Recovery Branch - 8657472946

Details of Secured Assets mentioned below:

Sn	Name of Borrower	Name of Guarantor	Amount Due as per Demand Notice	Description of the Property	Possession Type	Reserve Price Lakh	EMD Lakh	Incr Lakh
1	M/s. Surya Traders	Mr. Ravindra Subbayya Gambhir	Rs 352.27 Lakh as per Demand Notice dt 21.01.2017 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Unit No. 202, 2nd floor, carpet area 368 sqft, Raghuleela Mall, off S V Road, Near Poisar Gymkhana Road, Bus Depot, Village Kandivali (West), Mumbai-400067.	Physical (soc dues Rs 62.00 Lakh)	60.93	6.09	0.20
2	SSS INTERIOR CONSTRUCTION PVT LTD	Mr. Pradeep Seal, Mr. Purnima Seal, Mr. Dipak Seal & Mrs. Poonam Seal	Rs 265.62 Lakh as per Demand Notice dt 15.06.2020 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	E-703, Remi Biz Court Premises CHSL, 7th floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai- 400058, admeasuring 276 Sq Ft carpet area	Physical (soc dues Rs 12.00 Lakh)	88.74	8.87	1.00
3	SSS INTERIOR CONSTRUCTION PVT LTD	Mr. Pradeep Seal, Mr. Purnima Seal, Mr. Dipak Seal & Mrs. Poonam Seal	Rs 265.62 Lakh as per Demand Notice dt 15.06.2020 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	E-704, Remi Biz Court Premises CHSL, 7th floor, E-Wing, Off. Veera Desai Road, Versova, Village Ambivali, Andheri West, Mumbai- 400058, admeasuring 340 Sq Ft carpet area	Physical (soc dues Rs 12.00 Lakh)	124.2	12.42	1.00
4	I Mata Super Market Prop- Karan Singh	NA	Rs 66.54 Lakh as per Demand Notice plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Shop no 38 Basement Floor Sunshine Commercial Complex Coop Hsg Soc Ltd , Land Bearing survey no 362(old), 140 (new) Hissa no 2 Village Achole Nalasopara East Tal Vasai Dist Palghar.,,Area 191 sq ft carpet	Physical	18.1	1.81	0.20
5	Universal Garments	NA	Rs 54.89 Lakh as per Demand Notice dated	All that premises being Shop No.11, Basement floor,	Physical	22.3	2.23	0.20

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Sn	Name of Borrower	Name of Guarantor	Amount Due as per Demand Notice	Description of the Property	Possession Type	Reserve Price Lakh	EMD Lakh	Incr Lakh
			09.09.2021 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Sunshine Shopping Centre, Sunshine Commercial Complex CHSL, Building No.3, Opposite Railway Station, old S. No.362, New S. No.140 Village Achole, Off Achole Road, Taluka Vasai, Nallasopara East, Palghar - 401209 Adm 214 Sqft. Carpet area, 257 sqft, Built up area				
6	Santosh Shankar Phapale	NA	Rs 26.74 Lakh as per Demand Notice dated 11.09.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No.703, 7th floor, B Wing, Omkar Heights CHSL, Near Nutan School, S no 183, Hissa no 7, S no 230 Hissa no A & B of Village Manda, Titwala West, Thane- 421605. Area – 380 sq ft carpet	Physical	18.522	1.85	0.20
7	Rohan Vijay Solanki & Mr Vijay Narshi Solanki	NA	Rs 35.43 Lakh as per Demand Notice dated 16.10.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 306, 3rd Floor, Wing C1, Building No. 02, MIDAS Heights. Survey No. 47 (old Survey No. 151), Hissa No. 1 to 5 & Survey No. 146 (Old Survey No. 148), Hissa No. + & 8 Village-Donare, (Old Village Narangl) Taluka- Vasai, Dist. Palghar, Virar West, Palghar 401303) ..Area 448.75 Sq.ft (Carpet Area)	Physical	23.9	2.39	0.20
8	Rajendra Punaarvasi Bari & Mrs. Jyoti Rajendra Bari	NA	Rs 82.16 Lakh as per Demand Notice dated 22.11.2022 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No 1002, 10th floor, Building No 1, A Wing Nakshtra Tower CHSL, Padma Nagar Road, Chikuwadi, Kandivali West Mumbai-400061 .Built up Area 471 Sq ft	Physical	78.66	7.87	0.30
9	PURSHOTTAM GANGURAM RASAL	NA	Rs 24.00 lakh as per Demand Notice dated 13.09.2021 plus unapplied Interest, legal	FLAT 101, 280 SQ FT CARPET & FLAT 102, 401 SQ FT CARPET 1ST FLR, bld no 4, OF THE BUILDING KNOWN AS MALINI,	Physical	33.1	3.31	0.30

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			and other expenses/charges incurred till date of realization	(NIRVANA LIFESTYLE VENTURES) VILLAGE GATES BUDRUK, TAL WADA,, DIST PALGHAR 421303				
10	P. SAJI TEXTILES LIMITED	1. Vipul V Bhatt 2. Vasudev P Raval. 3. Kashyap J Pandya. 4. Sanjay Limbad 5. Vidurkumar M Bhatt 6.Sudhirkumar M Bhatt.	Rs 216.46 Lakh as per Demand Notice dated 24.10.2016 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	NA land situated at S No. 492/P/2, admeasuring 16195.50 Sqm, Paiki 2, Post & Taluka Lunawada, Vashiadarwaja, Dist. Panchmahal, Gujarat-389230 Area 16195.50 sq mtr.	Physical	361.95	36.20	1.00
11	Jantal Jabar Khan, Mr. Abdul Jabar Khan , Mr. Asif Jabar Khan	NA	Rs.24.05 Lakh as per Demand Notice dated 03.01.2024 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat No 103, 1st floor, A wing Area Admeasuring 635 Sq ft super built up , Sidhivinayak Classic CHSL, Survey No 17, Hissa No 6A+7, Village Naigaon Situated at Swamini Gharkul Complex, behind HDFC Bank, Koliwada, Naigaon West Tal Vasai Dist Palghar 401208	Physical	23.085	2.31	0.20
12	Croyance Automotive Private Limited	1. Mrs. Kapila Sandeep Soni (MD) 2. Mrs. Jyoti R. Chaudhari (Director), 3. Mr. Vinay Bharat Ganger (Director), 4.Mr. Vedprakash Abhayraj Singh (Director) 5. Mr. Mahesh	Rs 287.11 Lakh as per Demand Notice dt 24.04.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Land Bearing Survey No. 200, Khata No. 108, Block No. 200, Village Ramkuva, NH 56, Tal. Vyara, Dist. Tapi, Gujarat 394 633.....Plot area - 13,596 Sq.mt,,,,	Physical	188.1	18.81	1.00

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बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

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आज़ादी का अमृत महोत्सव

Sn	Name of Borrower	Name of Guarantor	Amount Due as per Demand Notice	Description of the Property	Possession Type	Reserve Price Lakh	EMD Lakh	Incr Lakh
		Chandulal Chaudhari (Director)						
13	INDAL YADAV	Mr. Shivdhar Yadav	Rs 24.78 Lakh as per Demand Notice dt 30.01.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Premises No.443, 3rd Floor, B Wing, ORM CHSL, 136-138 Orchard Corporate Park, Orchard Road, Royal Palm, Aarey Milk Colony, Goregaon East, Mumbai - 400065, Admg 287.97.00 sq. ft. (Carpet Area) and 345.56 sq.ft. (Built up)	Physical	19.3	1.93	0.20
14	JKARC INDIA PRIVATE LIMITED	NA	Rs.206.95 Lakh as per Demand Notice dated 31.10.2022 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Flat No 404, Skyline Homes Co-op Society Ltd, Plot No 23, Sector 34 B, OWE Kharghar, Taluka Panvel, Dist Raigad Area 36.36 Sq Mtr	Physical	40.8	4.08	0.30
15	ROHAN MISHRA	NA	Rs 28.12 Lakh as per Demand Notice dated 07.11.2022 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 403, 4th Floor, D Wing, Type A, Building No. 4, "Tulip", "Yashwant Sankalp Complex", new Survey No. 50/2, 51/1, 51/2, 51/3, 51/4, 51/5, 51/6, 52/2, 53, 54 Plot No. 1, Village Saravali, Tal. & Dist. Palghar Boisar West Palghar 401501. Area 491.37 sq ft Carpet	Physical	17.575	1.76	0.20
16	SHARAD MOHAN GUPTA	NA	Rs.142.71 Lakh as per Demand Notice dated 28.05.2024 plus unapplied Interest, legal & other expenses/charges incurred till date of realization.	Flat No. 410, B wing, 4th Floor, Orchid Apartment CHSL, Shuklaji Street, Bellasis Road, Mumbai Central, Mumbai-400008, 225 sq ft carpet	Physical	74.575	7.46	0.50
17	Glendale Biomed Pvt Ltd	Pramod Yadav, Suraj Singh	Rs 78.80 Lakh as per Demand Notice dt 12.04.2024 plus	Unit no SW/S-25 2 nd floor, adm 50.63 sq m along with right to use covered single car	Physical	59.185	5.92	0.50

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			unapplied Interest, legal and other expenses/charges incurred till date of realization	parking in the bld namely Sacred Heart Town Coop Premises soc Ltd, survey no 75/2/2B(p) and cts no 1498 village Wanwadi Tal Haveli Pune 411040				
18	HINA ENTERPRISES, prop Rizwanul Hassan	NA	Rs.47.67 Lakh as per Demand Notice dated 06.01.2022 plus unapplied Interest, legal & other expenses/charges incurred till date of realization	Shop no 01 Ground floor Ashirwad Corner CHSL, opp Neelam park, Mira Road East, Thane 401107, adm 18.59 sq mt	Physical	35.1	3.51	0.50
19	Awdhesh Kumar Mishra	Ms Manorama A Mishra	Rs 42.20 Lakh as per Demand Notice dt 01.10.2018 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat: 202, 2 nd floor, J AVENUE, Bldg: 8, Rustomjee-Evershine Global city, Virar (W), Taluka-Vasai, Distt- Thane, Pin-401303, 503 sq ft Carpet	Physical	46.1	4.61	0.50
20	Ayushi Telecom, Rekha Suraj Bhist as proprietor	Mr. Ravindra Sajwan	Rs 281.79 Lakh as per Demand Notice dt 20.11.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. B 004, ground floor in building Springfield in Riddhi Siddhi Complex at Village Takai bearing C S No 3193, S no 36A, Hissa No 12A & C S No 3182, S No 36A, Hissa No 8, Tal Khalapur, District Raigarh 410202 in the name of Mr. Ravindra Singh Shivraj Singh Sajwan. Area 32.18 sq mt	Physical	15.21	1.52	0.20
21	Ayushi Telecom, Rekha Suraj Bhist as proprietor	Mr. Ravindra Sajwan	Rs 281.79 Lakh as per Demand Notice dt 20.11.2023 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. B 302, 3rd floor, in building Springfield in Riddhi Siddhi Complex at Village Takai bearing C S No 3193, S no 36A, Hissa No 12A & C S No 3182, S No 36A, Hissa No 8, Tal Khalapur, District Raigarh 410202 in the name of Mrs.	Physical	15.21	1.52	0.20

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				Rekha Suraj Singh Bisht. Carpet Area 32.18 sq mt				
22	PPM UNITED INFRA CONSULTANTS PRIVATE LIMI TED	Prathmesh Prasad Madey & Mr.Prasad Ramchandra Madey	Rs 203.65 Lakh as per Demand Notice dt 11.02.2025 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. B -202, Rashmi Mangal Nagar, A-B, Building CHSL, Near GCC Club, Mira Road East, Thane 401107,,adm 498 sq ft carpet	Physical	67.3	6.73	0.50
23	Sapna S Singh & Subhash R Singh	NA	Rs 34.29 Lakh as per Demand Notice dt 02.06.2025 plus unapplied Interest, legal and other expenses/charges incurred till date of realization	Flat No. 401, 4th Floor, B Wing, admeasuring 48.79 Sq. mtrs. (Carpet Area), Avadh Township Building No. 06, constructed on land bearing Survey No. 127, H No. 1 (P) B, land admeasuring area 1347.59 Sq. Mtr. Net Plot area 931.40 Sq Mts. At Village Gokhiware, Vasai East, Palghar-401208	Physical	12.8	1.28	0.10

*Bank has Physical/Constructive (Symbolic) Possession with No known encumbrance. However, dues/charges/ encumbrances, if any, due on the respective Assets, shall be borne by the bidder.

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 on **18.11.2026** for mentioned properties between **11 A.M. to 2 P.M., with unlimited extension of 5 minutes time in case of receipt of bid in last 5 minutes**. Bidders shall improve their offers as mentioned in Sale Notice during online bidding of the property/Assets.

3. Platform (https://baanknet.com) for e-auction will be provided by e auction service provider M/s PSB Alliance having its Registered office as at Unit 1, Third Floor, VIOS Tower, Sewri-Chembur Road, Near Wadala Truck Terminal, Sion, Mumbai, Maharashtra-400 037 (Email ID: psba@psballiance.com; & support.ebkray@psballiance.com, Contact Phone & Toll Free Numbers Phone: +91 8291220220). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com. 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).

Restricted

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5. The intending Bidders / Purchasers are requested to register on portal (https://baanknet.com) 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) 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/Assets, bidders will have to deposit the EMD for each property/Assets. 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). 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 Authorized Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: ARB e-Auction, Account No.60116604449, Branch Name: Asset Recovery Branch, Mumbai, IFSC Code: MAHB0001450**. 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 Authorized Officer shall have the liberty to conduct fresh auction/sale of the property/Assets & the defaulting bidder shall not have claim over the forfeited amount and property/Assets.

13. Caution to bidders:

a. **Property/Assets 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/Assets put on auction, physical area of property/Assets, and claims / rights / dues / affecting the property/Assets, 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/Assets is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized 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/Assets 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/Assets. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property/Assets & to pay the tax to the authorities as per applicable rates.

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d. Bidders are advised / cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property/Assets 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 Authorized Officer**.** For prior appointment please contact respective officers whose details/Mobile number are mentioned.
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/Assets 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/Assets bidders will have to deposit the EMD for each property/Assets.
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.
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.

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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/Assets 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/Assets 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 Authorized 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 Lacs 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/Assets.

b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized 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/Assets 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.

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Name of Bidder	*Signature of Bidder*	*Date*

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.

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/Assets 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 Authorized 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 counteroffer/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/Assets 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 30 days (thirty days) notice/**15 days' (Fifteen days) notice** required under SARFAESI Act to the above borrower/guarantor.
i. Disputes, if any, shall be within the jurisdiction of Mumbai 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.

SANJEEV VERMA
Digitally signed by SANJEEV VERMA
Adobe Acrobat Reader version: 2026.002.21901

Place: Mumbai
Date: 28.10.2026

Authorized Officer & Asst General Manager
Asset Recovery Branch, Mumbai South Zone

Restricted

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.		
Name of Bidder	*Signature of Bidder*	*Date*