Bank of Maharashtra

Recovery & Legal Department
अंचल कार्यालय चंद्रपुर / Zonal office Chandrapur
उद्योग भवन बिल्डिंग / Udyog Bhavan Building,
रेल्वे स्टेशन रोड, चंद्रपुर / Railway station Road, Chandrapur-442401
E-mail: cmrecovery_chn@bankofmaharashtra.bank.in
Phone no's – 0712-254518 www.bankofmaharashtra.bank.in
Corporate Office: 134/1, Mont Claire, Baner- Pashan Link Road, Pashan, Pune 411021



AX36/Sale/E-Auction/M/s A R Construction / Dewai Govindpur branch /2026-27/ Date: 12.11.2026

By Regd. Post A.D./Hand Delivery

To,

1. **M/s. A R Construction ----------Borrower**
   Proprietor: Shri. Laxman Dilipkumar Gupta
   Add: Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta & Dist Chandrapur-442401

2. **Shri. Laxman Dilipkumar Gupta ---------- Guarantor**
   Add: Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta & Dist Chandrapur-442401

3. **Shri. Dilip Ganesh Gupta ----------Guarantor**
   Add: Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta & Dist Chandrapur-442401

4. **Shri. Laxman Dilipkumar Gupta ---------- Borrower for housing loan**
   Add: Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta & Dist Chandrapur-442401

Dear Sir/Madam,

Sub: Notice for sale through e-auction dated 15.12.2026in respect of properties mortgaged in M/s A R Construction (Partnership Firm) & housing loan of Shri. Laxman Dilipkumar Gupta, NPA account of Dewai Govindpur branch (As per provisions – Rules 8(5) & 8(6) of The Security Interest (Enforcement) Rules, 2002.

Please take a notice that:

In terms of the powers vested to the undersigned as the Authorized Officer of Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets Act, 2002 [SARFAESI ACT] and the Rules, the Authorized Officer of the Bank has taken possession of the assets mentioned below for taking action under the SARFAESI Act and to sell the said assets in proposed E-auction scheduled **on 15.12.2026**.

Description of the property/ies:

Sr. No.	Description of Properties Mortgaged/Hypothecated kept for sale
1	All that piece of parcel of land / residential diverted plot and thereon constructed flat no. 201 situated on the second floor of building name "Merit Shine", plot no. 39-Block-B, out of the layout of Raghvendra Co-operative Housing Society, Nagpur, bearing survey no/ Khasra no. 62/1 & 68/1, sheet no. 44, city survey no. 589, Corporation house no. 6621/B239, P.S.K.No.39,, having super built area 82.863 Sq. Mtr. and undivided share of 53.905 Sq. Mtr. out of land of total area 215.94 Sq. Mtr., situated at Ward no.14, Mouza: Manewada Tah Nagpur (Rural) & Dist. Nagpur; bounded as follows: On or towards the East: Plot No 42-B, On or towards the West: Road

	On or towards the North: Plot No 38-B; On or towards the South: Plot No 40-B; (As per Sale deed no. NGN/3142/2013 dated 29.10.2013 registered by Sub-registrar Class -2, Nagpur City no.8) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta
2	All that piece and parcel of industrial diverted land at survey no. 216/1, P.H. no. 29, Chamorshi-Ashti road, Village: Konsari, Taluka Chamorshi & District: Gadchiroli, admeasuring land area of 9167.37 Sq. Mtr. (After 5032.63 Sq. Mtr. was carved out into open space, internal roads and public utility) out of total land area of 1.42 HR (14200 Sq. Mtr.) with Class-2 (Jirayat) right bounded as follows: On Or Towards the East: Land of Shri Maroti Pedapalliwar & then Chamorshi Road On Or Towards the West: Gram Panchayat Road; On Or Towards the North: Open Land & RFO Office Quarter; On Or Towards the South: Land of Yashoda Kawale. (As Per Sale Deed No. CMS/709/2009 Dated 2009 registered by Sub-registrar, Chamorshi, Dist: Gadchiroli) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta

It is observed that even after repeated reminders & notices the amount due to the Bank is still not paid by you. Please note that the Authorized Officer of the Bank under the powers vested to him under the SARFAESI Act and Rules, shall be selling the said properties or any part of it, by any mode prescribed by the Act to any purchaser/s on the terms and conditions as may be determined by the Bank in its sole discretion, after expiry of a period of *15 days from the date of this notice* if the entire amount due to the Bank together with up to date interest, costs and charges are not paid by you during this period. The copy of the Sale notice duly signed by authorized officer is annexed herewith.

Yours faithfully,

(Vinod Pandit Salve)
Authorized Officer &
Chief Manager
Bank of Maharashtra

Enclo: Public Notice for Sale dated 12.11.2026 through E-auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI ACT), 2002

Copy to : 1) Branch Head, Bank of Maharashtra, Dewai Govindpur branch, Dist. Chandrapur

Bank of Maharashtra

Recovery & Legal Department
अंचल कार्यालय चंद्रपुर / Zonal office Chandrapur
उद्योग भवन बिल्डिंग / Udyog Bhavan Building,
रेल्वे स्टेशन रोड, चंद्रपुर / Railway station Road, Chandrapur-442401
E-mail: zmrecovery_chn@bankofmaharashtra.bank.in
Phone no's – 0712-254518 www.bankofmaharashtra.bank.in
Corporate Office: 134/1, Mont Claire, Baner- Pashan Link Road, Pashan, Pune 411021



AX36/Sale/E-Auction/M/s A R Construction / Dewai Govindpur branch /2026-27/ Date: 12.11.2026

15 DAY'S SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(Appendix - IV –A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 immovable property/ies mortgaged/charged to the Bank of Maharashtra, the Symbolic/Physical possession of which has been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **15.12.2026**, for recovery of dues of **Rs. 15,72,50,492.93/- (Rupees Fifteen Crore Seventy-Two Lakh Fifty Thousand Four Hundred Ninety-Two and Paise Ninety-Three Only) plus interest as applicable thereon w.e.f. 29.11.2025,** and charges and expenses due to the Bank of Maharashtra, Dewai Govindpur branch, from **Borrower, M/s A R Construction (Proprietor Firm), Proprietor: Shri. Laxman Dilipkumar Gupta, Add:** At. Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; & **Guarantors: i) Shri. Laxman Dilipkumar Gupta, Add**: Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; **ii) Shri. Dilip Ganesh Gupta, Add:** Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; & **Borrower for Housing loan- Shri. Laxman Dilipkumar Gupta, Add:** At. Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401.

The reserve price & Earnest Money Deposit for the concerned properties is given as under:

Sr. No.	Description of Properties Mortgaged/Hypothecated kept for sale	Reserve Price	Earnest Money Deposit
1.	All that piece of parcel of land / residential diverted plot and thereon constructed flat no. 201 situated on the second floor of building name "Merit Shine", plot no. 39-Block-B, out of the layout of Raghvendra Co-operative Housing Society, Nagpur, bearing survey no/ Khasra no. 62/1 & 68/1, sheet no. 44, city survey no. 589, Corporation house no. 6621/B239, P.S.K.No.39,, having super built area 82.863 Sq. Mtr. and undivided share of 53.905 Sq. Mtr. out of land of total area 215.94 Sq. Mtr., situated at Ward no.14, Mouza: Manewada Tah Nagpur (Rural) & Dist. Nagpur; bounded as follows: On or towards the East: Plot No 42-B, On or towards the West: Road On or towards the North: Plot No 38-B; On or towards the South: Plot No 40-B; (As per Sale deed no. NGN/3142/2013 dated 29.10.2013 registered by Sub-registrar Class -2, Nagpur City no.8) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta	57,00,000/-	5,70,000/-
2.	All that piece and parcel of industrial diverted land at survey no. 216/1, P.H. no. 29, Chamorshi- Ashti road, Village: Konsari, Taluka Chamorshi & District: Gadchiroli-442707, admeasuring land area of 9167.37 Sq. Mtr. (After 5032.63 Sq. Mtr. was carved out into open space, internal roads	1,70,00,000/-	17,00,000/-

	and public utility) out of total land area of 1.42 HR (14200 Sq. Mtr.) with Class-2 (Jirayat) right bounded as follows: On Or Towards the East: Land of Shri Maroti Pedapalliwar & then Chamorshi Road On Or Towards the West: Gram Panchayat Road; On Or Towards the North: Open Land & RFO Office Quarter; On Or Towards the South: Land Of Yashoda Kawale. (As Per Sale Deed No. CMS/709/2009 Dated 2009 registered by Sub-registrar, Chamorshi, Dist: Gadchiroli) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta		

- Possession Type: **Sr. No. 1 in symbolic Possession, Sr. no. 2 in Physical Possession**;
- **Bid increase Amount: For Sr. No. 1- Rs. 50,000/- (Rupees Fifty Thousand Only & For Sr. No. 2- Rs. 1,00,000/- (Rupees One Lakh Only).**
- **Date & time of E-auction- 15.12.2026 From 11.00 AM to 02.00 PM.**
- **The last date for submission of online bid is 15.12.2026 , up to 11:00 AM.**
- Date & Time for inspecting the property- **25.11.2026 to 30.11.2026** between 11.00 a.m. to 4.00 p.m. with prior appointment.
- **Payment Details**: - 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 16.12.2026** and the remaining amount shall be paid **within 15 days from the date of auction i.e. 31.12.2026, in the Account No. 60492571816; Name of the A/c: 'AUTHORISED OFFICER E AUCTION'; Name of the Beneficiary: Bank of Maharashtra; IFS Code: MAHB0000618 through NEFT/RTGS only**. 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- statutory dues, taxes, rates, assessments, charges fees etc. if any, will be responsibility of the successful bidder only.
- Auction sale/bidding would be only "Online Electronic Bidding" process. For detailed terms and conditions of the sale, E-Auction Tender Documents containing online e-auction bid form, Declaration etc. please visit "https://bankofmaharashtra.in/ propsale_for_sale", PSB Alliance E-bikray portal "**https://baanknet.com/eauction-psb/x-login**"
- This publication notice is also Fifteen (15) days statutory notice under SARFAESI Act to the above-mentioned accounts' borrowers/guarantors/mortgagors.
- For additional information please contact on 7567657816 e-mail: dzmchandrapur@bankofmaharashtra.bank.in; cmrecovery_chn@bankofmaharashtra.bank.in; recovery_chn@bankofmaharashtra.bank.in; and legal_chn@bankofmaharashtra.bank.in
- This notice is also being published in vernacular language. The English version shall be final if any question of interpretation arises.

For more detailed terms and conditions of the sale, please refer to the link "https://bankofmaharashtra.in/properties_for_sale' provided in the Bank's website and also on PSB Alliance E-bikray portal "https://baanknet.com/eauction-psb/x-login".

Date: 12.11.2026
Place: Chandrapur

(Vinod Pandit Salve)
Authorized Officer &
Chief Manager
Bank of Maharashtra

Bank of Maharashtra

Recovery & Legal Department
अंचल कार्यालय चंद्रपुर / Zonal office Chandrapur
उद्योग भवन बिल्डिंग / Udyog Bhavan Building,
रेल्वे स्टेशन रोड, चंद्रपुर / Railway station Road, Chandrapur-442401
E-mail: cmrecovery_chn@bankofmaharashtra.bank.in
Phone no's – 0712-254518 www.bankofmaharashtra.bank.in
Corporate Office: 134/1, Mont Claire, Baner- Pashan Link Road, Pashan, Pune 411021



AX36/Sale/E-Auction/M/s A R Construction / Dewai Govindpur branch /2026-27/ Date: 12.11.2026

Annexure-B

Terms and Conditions for sale of assets through online e-auction on under SARFAESI Act, 2002

Date of E- Auction: 15.12.2026 From 11.00 a.m. to 2.00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes

Last date & time for submission of Bid/Deposit of EMD and id Proof: 15.12.2026 up to 11.00 am.

Date & Time of inspection of property on: 25.11.2026 to 30.11.2026 between 11.00 am to 04.00 p.m. with prior appointment.

Sr. No	Name and address of Borrower & Guarantor	Outstanding Dues as per 13(2) demand notice for Recovery of Which property are being sold	Date and Time of E-Auction AND Date & Time for submission of request letter of participation / KYC Documents / Proof of EMD etc.
A.	Branch: Dewai Govindpur; Borrower: - **Borrower, M/s A R Construction (Proprietor Firm), Proprietor: Shri. Laxman Dilipkumar Gupta, Add:** At. Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; & **Guarantors: i) Shri. Laxman Dilipkumar Gupta, Add:** Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; **ii) Shri. Dilip Ganesh Gupta, Add:** Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401; & **Borrower for Housing loan- Shri. Laxman Dilipkumar Gupta, Add:** At. Opp. Adarsh Petrol Pump, Mul Road, Chandrapur, Ta. & Dist. Chandrapur-442401	Total Dues Rs. 15,72,50,492.93/- (Rupees Fifteen Crore Seventy-Two Lakh Fifty Thousand Four Hundred Ninety-Two and Paise Ninety-Three Only) plus interest as applicable thereon w.e.f. 29.11.2025	**Auction Date: 15.12.2026, 11.00 am to 2.00 pm.** **Submission of EMD & Online application: up to 15.12.2026, 11.00 am** **Bid increase Amount** *** For Sr. No. 1- Rs. 50,000/- &** *** For Sr. No. 2- Rs. 1,00,000/-**

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it

Name of Bidder	Signature of Bidder	Date

B.	Description of Properties Mortgaged/Hypothecated for sale	Reserve Price (Rs.)	EMD Amount (Rs.)
1.	All that piece of parcel of land / residential diverted plot and thereon constructed flat no. 201 situated on the second floor of building name "Merit Shine", plot no. 39-Block-B, out of the layout of Raghvendra Co-operative Housing Society, Nagpur, bearing survey no/ Khasra no. 62/1 & 68/1, sheet no. 44, city survey no. 589, Corporation house no. 6621/B239, P.S.K.No.39,, having super built area 82.863 Sq. Mtr. and undivided share of 53.905 Sq. Mtr. out of land of total area 215.94 Sq. Mtr., situated at Ward no.14, Mouza: Manewada, Tah. Nagpur (Rural) & Dist. Nagpur; bounded as follows: On or towards the East: Plot No 42-B, On or towards the West: Road On or towards the North: Plot No 38-B; On or towards the South: Plot No 40-B; (As per Sale deed no. NGN/3142/2013 dated 29.10.2013 registered by Sub-registrar Class -2, Nagpur City no.8) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon. Name of the Owner: Shri. Laxman Dilip Kumar Gupta.	57,00,000/-	5,70,000/-
2.	All that piece and parcel of industrial diverted land at survey no. 216/1, P.H. no. 29, Chamorshi- Ashti road, Village: Konsari, Taluka Chamorshi & District: Gadchiroli, admeasuring land area of 9167.37 Sq. Mtr. (After 5032.63 Sq. Mtr. was carved out into open space, internal roads and public utility) out of total land area of 1.42 HR (14200 Sq. Mtr.) with Class-2 (Jirayat) right bounded as follows: On Or Towards the East: Land of Shri Maroti Pedapalliwar & then Chamorshi Road On Or Towards the West: Gram Panchayat Road; On Or Towards the North: Open Land & RFO Office Quarter; On Or Towards the South: Land Of Yashoda Kawale. (As Per Sale Deed No. CMS/709/2009 Dated 2009 registered by Sub-registrar, Chamorshi, Dist: Gadchiroli) Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon, if any.	1,70,00,000/-	17,00,000/-

UnClassified

I/We have carefully gone through terms and conditions for e-auction and unconditionally accept it.

Name of Bidder	Signature of Bidder	Date

Bank of Maharashtra
H.O. Chandrapur

	Name of the Owner: Shri. Laxman Dilip Kumar Gupta		
C.	**Possession Type: Sr. No. 1 in symbolic Possession, Sr. no. 2 in Physical Possession**		

❖ OTHER TERMS AND CONDITIONS:

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 Securitization 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 "PSB Alliance E-bikray portal **"https://baanknet.com/eauction-psb/x-login"** on **15.12.2026** for mentioned property between **11.00 am to 2.00 pm.**, with unlimited extension of 5 minutes' time in case of receipt of bid in last 5 minutes. Bidders shall improve their offers in multiple of **For Sr. No. 1- Rs. 50,000/- (Rupees Fifty Thousand Only & For Sr. No. 2- Rs. 1,00,000/- (Rupees One Lakh Only)** during online bidding of the property.

3. Platform (https://baanknet.com/eauction-psb/x-login) for e-auction will be provided by e auction service provider PSB Alliance E-bikray portal (contact Phone Numbers 8291220220 & e-mail id 'support.BAANKNET@psballiance.com'). The intending Bidders/Purchasers are required to participate in the e-auction process at e-auction service provider's website https://baanknet.com/eauction-psb/x-login. This Service Provider 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 PSB Alliance E-bikray portal (https://baanknet.com/eauction-psb/x-login).

5. The intending Bidders / Purchasers are requested to register on portal (https://baanknet.com/eauction-psb/x-login) 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/x-login" 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

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

depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.

9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider PSB Alliance E-bikray portal "https://baanknet.com/eauction-psb/x-login". Details of which are available on the e-auction portal.

10. After finalization of e-auction by the Authorized 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 No.* **60492571816;** *Name of the A/c*: **'AUTHORISED OFFICER E- AUCTION' Administrative Office A/C;** *Name of the Beneficiary*: **Bank of Maharashtra**; *IFSC Code:* **MAHB0000618** or by way of demand draft drawn in favour of "Authorized Officer, Bank of Maharashtra" drawn on any Nationalized or scheduled Bank, payable at Chandrapur or through NEFT/RTGS only. 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 & 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 Authorized Officers, there are no encumbrances on the properties. However, the intending bidders should make their

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

Bank of Maharashtra Z.O. Chandrapur

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 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 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 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 Authorized Officer. For prior appointment please contact Bank official on 7567657816 e-mail: dzmchandrapur@bankofmaharashtra.bank.in; cmrecovery_chn@bankofmaharashtra.bank.in; recovery_chn@bankofmaharashtra.bank.in; and legal_chn@bankofmaharashtra.bank.in.

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).

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

15. Inspection of Title Deeds:

Bidder/s may inspect and verify the title deeds and other documents relating to the property available with the Bank.

16. Submission of bid forms:

a. Bids shall be submitted online only, within time and on or before the last date and time given in the sale notice.
b. Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
c. Intending bidder should hold a valid e-mail id. All the correspondences will be done through E-mail. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
d. Bids form shall be duly filled in with all the relevant details. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e-tender/bid form. The bidders other than individuals should also upload proper mandate for e bidding.
e. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
f. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport.
g. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
h. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

17. Bid Multiplier:

The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale.

18. Duration of Auction sale:

a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
b. Auction/Bidding time will initially be for specified period and if bidding continues, the bidding process will get automatically extended five minutes' duration of each and kept open till the auction-sale concludes.
c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes' duration, till auction is concluded.

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

d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes' duration.
e. No complaint on time-factor or paucity of time for bidding will be entertained.

19. Online Bidding:

a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD amount will be forfeited.

20. Declaration of successful bidder:

a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour in consultation of Secured Creditor. Intimation to this effect will be given through e-mail by service provider/Bank.
b. Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
c. All intimations to bidder/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

21. Deposit of purchase price:

a. **The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.**

b. **In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.**

c. **The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the 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 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.**

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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 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 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. As per Section 194 (O) of Income tax Act, the successful bidder would be paid tax amount at 1% of Final sale price. According to the Section 194 (O) of Income tax Act, an e-commerce operator is require to deduct TDS for facilitating any sale of goods or providing services through an e-ecommerce participant.

f. 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.

g. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.

h. No request for return of deposit either in part or full/cancellation of sale will be entertained.

24. Return of EMD:

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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 Authorized 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 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 Authorized 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 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 **Fifteen (15) days'** notice required under SARFAESI Act to the above borrower/guarantor.
i. Disputes, if any, shall be within the jurisdiction of **Chandrapur & Nagpur Courts** only.

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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.

15 Days Statutory Sale Notice As Per Rule 9 Under Security Interest (Enforcement) (Amendment) Rules, 2002

The borrowers / guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned / sold and balance dues if any will be recovered with interest and cost.

Place: Chandrapur
Date: 12.11.2026

Authorized Officer & Chief Manager
Bank of Maharashtra

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Name of Bidder	Signature of Bidder	Date