

THE SANGAMNER MERCHANT'S CO-OP. BANK LTD., SANGAMNER

Indira Gandhi Marg, A/p. Sangamner, Tal. Sangamner, Dist. Ahmednagar, Pin No. 422605

Email ID: agm@smbank.in PHONE No. (02425)225435, 225436, 225789

SALE NOTICE

Notice is hereby given to the effect that the immovable property described herein, taken physical possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and read with rule 8 & 9 of Security Interest (Enforcement) Rules 2002, shall be sold by inviting tenders:

1	Name of the Borrower	Mr. Vabhav Babarao Ingle
2	Name of the Guarantors	1.Miss. Jyoti Arun Boadhak 2.Mr. Motilal Gulab Savkare
3	a) Details of the NPA Loan does as per Demand Notice u/s 13(2) Dt 26.07.2017	Rs. 16,05,788/- (Rupees Sixteen Lakh Five Thousand Seven Hundred Eighty Eight Only) as on 30/06/2017 along with further interest from 01/07/2017 and other costs thereafter, as per Demand notice u/s 13(2) dt.26/07/2017 of the SARFAESI Act issued by Authorized Officer of The Sangamner Merchant's Co-op. Bank Ltd., Sangamner
	b) Total NPA Loan amount to be recovered & outstanding balance	Rs.30,65,674+00 as on 31/08/2022+ Future interest & Other Expenses w.e.f 01/09/2022
4	Date of possession u/s 13(4)	08/07/2022
5	Details of the immovable properties / assets to be sold	Description of the immovable property – All that part and parcel of the immovable property at Mauje Rahata & within the registration Sub-District Rahata and District Ahmednagar consisting of S. No. 320/64/66/1Area 0.01.80 H.R., Akr 60.30 paise S. No. 320/64/66/2Area 0.01.17 H.R., Akr 39.25 paise S. No. 320/64/66/3Area 0.01.26 H.R., Akr 42.50 paise On above constructed building Flat on First Floor Flat No. F-1 Flat Constructed Area(Buildup Area) 712.00 Sq2 ft. 66.17 Sq2meter.) In which One Hall, Kitchen, Toilet , Bathroom, and Two Bed amenities with 10x12 parking Bounded: On the North by – Out of S.No. 320/64/66 Out of , 9 Meter Road & remaining area On the South by - Out of S.No. 320/64/66 Flat No. F-3 On the East by - Out of S.No. 320/64/66 of remaining area On the West by - Out of S.No. 320/64/66 Flat No. F-2
6	Reserve Price	Rs. 21,39,000/- (Rupees Twenty One Lakh Thirty Nine Thousand only)
7	Earnest Money Deposit (EMD) 10% of Reserve Price	Rs. 2,13,900/- (Rupees Two Lakh Thirteen Thousand Nine Hundred only) Note : Bids / Tenders not accompanied by the EMD shall be treated as invalid. No interest shall be Payable by Bank on the EMD amount EMD shall be paid by way of Demand Draft / Pay Order / NEFT / RTGS only, no other mode of EMD payment shall be allowed.
8	Date and Time of Inspection of immovable property at site	From 16/09/2022 upto 17/10/2022Between 10.30 a.m. to 05.00 p.m. by making pre call 2 Hrs. before Inspection of property to bank Authorized Officer (Mob. No.942224511)
9	Last date, Time and place for submission of tender offer	By 17/10/2022 upto 05.00 p.m.
10	Date /Time & Place of opening Tender Form & Auction	On 18/10/2022 from 11.00 A.M. onwards The Sangamner Merchant's Co-op. Bank Ltd., Sangamner Indira Gandhi Marg, Sangamner A/P/T, Sangamner, Dist. Ahmednagar (Pin No. 422605)
11	Tender Form price	Tender Form offer letter and other detailed Terms and Conditions are available @ Bank H.O. Sangamner (Dist. Ahmednagar) above address on payment of Rs.500/- (Non Refundable) Tender Form Fee. Tender Form are available From 16/09/2022 To 17/10/2022 Between 10.30 AM To 5.00 PM.
12	Details of the dealing officials & contact No.	Mr. Vijay Dayakisan Bajaj – ACEO/Authorized Officer Mob. No. 942224511

Date : 15/09/2022
Place : Sangamner

(Bajaj V.D.)
Authorized Officer

For The Sangamner Merchant's Co-op. Bank Ltd.

(B) Term and conditions of Sale : 1) Tender invited for immovable property : All that part and parcel of the immovable property at Mauje Rahata & within the registration Sub-District Rahata and District Ahmednagar consisting of S. No. 320/64/66/1Area 0.01.80 H.R., Akr 60.30 paise S. No. 320/64/66/2Area 0.01.17 H.R., Akr 39.25 paise S. No. 320/64/66/3Area 0.01.26 H.R., Akr 42.50 paise On above constructed building Flat on First Floor Flat No. F-1 Flat Constructed Area(Buildup Area) 712.00 Sq2 ft. 66.17 Sq2meter, In which One Hall, Kitchen, Toilet , Bathroom, and Two Bed amenities with 10x12 parking belong to Owner Mr. Vabhav Babarao Ingle 2) Reserve Price : Rs. 21,39,000/- (Rupees Twenty One Lakh Thirty Nine Thousand only) 3) Earnest Money Deposit (EMD) : 10% of Reserve price Rs. 2,13,900/- (Rupees Two Lakh Thirteen Thousand Nine Hundred only) Note: Bids / Tenders not accompanied by the EMD shall be treated as invalid. No interest shall be payable by Bank on the EMD amount: EMD shall be paid by way of Demand Draft / Pay Order/ RTGS / NEFT only. No Cash mode of EMD payment shall be allowed. 4) Basis : AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS. 5) Last date & place for submission of tender : By 17/10/2022 upto 5.00 PM At: The Sangamner Merchant's Co-op. Bank Ltd., Sangamner, Indira Gandhi Marg, A/P/T, Sangamner Dist. Ahmednagar (Pin No. 422605) 6) How to submit the tender : Interested parties may participate in auction by sending / submitting their offer for purchasing the said assets alongwith with 10% EMD payment by DD / PO/ RTGS / NEFT with proof of original document in sealed cover superscribed as "Offer for purchase of immovable property of Mauje Ghulewad(Sangamner) The sealed envelope should be submitted upto to 17/10/2022 (05.00 PM) on any bank working day on or before the last date of submission tender as mentioned herein above at Bank H.O. 7) Mode of payment of EMD : By way of "original" DD/Pay Order drawn in favor of "The Sangamner Merchant's Co-op. Bank Ltd." Payable at Sangamner (Photocopies shall not be accepted) OR By way of RTGS/NEFT as per sr. No. 12 (d)

8) Refund of EMD : Within 7 working days of opening of tenders. The tenderers will not be entitled to claim any interest for any reason whatsoever.

9) Adjustment of EMD & payment of Full Amount by successful Bidder : The successful bidder shall pay initial Deposit being 25% of the offer amount Sanction by Bank within 2 working days from the date of sale confirmation in his favor after adjusting EMD as part payment and the balance amount 75% of Sanction offer amount within 15 days without giving any further notice by Authorized Officer of Bank: Amount of EMD as above shall be forfeited on failure to pay the amount as mentioned above. In case of default, the secured assets shall be resold and the defaulting purchaser shall not have any claim. Extension in time for payment, due to unavoidable circumstances shall be allowed at the sole discretion of Authorized Officer of Bank. However interest @ 15% p.a. shall be charged for the extended period on the amount due.

10) Forfeiture of EMD : For bidders not complying with the terms and conditions as mentioned above and specified in the Tender-cum-auction Documents, the EMD amount shall be forfeited.

11) Rejection of Tender / Bid : Tenders not received in the prescribed tender form or incomplete in any respect or unsigned or not accompanied by DD/PO OR RTGS / NEFT amount for the requisite EMD are liable to be summarily rejected at the sole discretion of Authorized Officer without assigning any reason.

12) Type of offer and manner of payment : a) The purchaser shall within 2 working days from the date of sale confirmation pay a deposit of 25% by way of a Demand Draft / Pay Order OR RTGS / NEFT mode of the amount of sanction sale price to the Authorized Officer conducting the sale. b) The Balance amount 75% of the sanction purchase price payable shall be paid by the purchaser within 15 days without giving any further notice by Authorized Officer of Bank or as may be decided by Authorized Officer of The Sangamner Merchant's Co-op. Bank Ltd. c) In default of the payment within the period mentioned above, the EMD or 25% payment deposit shall be forfeited and the property be resold and the defaulting purchaser all claim shall be forfeit in respect of the said immovable property or to any part of the sum for which it may be subsequently sold. d) The payment towards EMD, balance payment can be made through DD/PO OR by RTGS/NEFT the accounts are as under :

Name of Beneficiary	The Sangamner Merchant's Co-op. Bank Ltd.
Account	911020055951950
IFS Code	UTIB0001516
Bank name and Branch	Axis Bank Ltd. Sangamner

13) Presence of Bidders : Bidders himself OR through their authorized representative with authority letter signed by Bidder alongwith KYC Documents such as i) Adhaar Card ii) PAN Card (self attested photocopy) with passport size photo (2 copy) of Bidder will be allowed to remain present at the time of opening of tenders subject to submitting authority letter & valid proof of identity of representative

14) Selection of best offer: Shall be decided by Authorized Officer of Bank
15) Liability of the purchaser, if any : a) All charges for conveyance / Sale Deed Stamp duty, Transfer Fee (premium fee) and Registration Fee alongwith all document charges / expenses of typing and Govt. Taxes, if any as applicable shall be borne by the successful bidder only. b) Bank does not undertake any responsibility to procure any permission / license etc. in respect of the procure offered for sale or for settlement of any dues, taxes etc. whatsoever in respect of the said immovable property assets. c) All statutory / non statutory dues, taxes, rates, charges and fees owing to anyone, if any, shall be the responsibility of the prospective buyer. d) Immovable property shall be sold on "As is where is and what is there is basis" & all other Govt. Taxes, other Revenue taxes & charges whatsoever shall be paid & clear by purchaser him self and should be confirmed by him before submission of Tender Form & Bid amount.

16) Negotiation with bidders for improvement in offer : Bank Authorized Officer reserves its right and shall have discretion to negotiate with the bidders after opening of tenders and to also allow inter se bidding after getting the highest bid for improvement in the offer and to accept or to reject any or all offers without assigning any reasons whatsoever. The inter se bidding is allowed in the multiples of Rs. 10000/- (Rs. Ten Thousand)

17) Disputes / Litigations : In case of disputes in tender/auction, the decision of Authorized Officer of Bank shall be final and binding on all and any litigation shall be subject to jurisdiction of Sangamner (Dist. Ahmednagar)

18) Inspection of assets : The interested parties are advised to submit their tenders after inspection of immovable assets. The prospective bidder shall visit / inspect the properties at sight at their own costs within the schedule as specified in sale notice. The interested parties / bidders coordinate with Mr. Vijay Dayakisan Bajaj (Asstt. General Manager) Cell Phone : 942224511 OR Land Line No. (02425)225435, 225436, 225789

19) Miscellaneous Other : a) Tenders with conditional offer will be treated as invalid. b) Correspondence about any change / modification in the offer after submission of tender will not be entertained. c) If any tenderer wishes to give a fresh offer for a property before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit. d) The successful purchaser will not manufacture or do such activities at the property site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time and he will be sole responsible for the same. e) Tender opening process will be stopped & cancelled if Borrower / Mortgagee / Guarantor paid full outstanding NPA Loan balance amount & close the loan account 1 day before the auction date scheduled.

(C) Miscellaneous Terms and Conditions of Auction : 1. The property/ies shall be sold in "AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS" condition, including encumbrances, if any. 2. After opening the tenders, the bidders shall be given an opportunity to improve their offer by inter se bidding at the discretion and decision of the authorized officer. Sale shall be confirmed in favour of the successful bidder subject to confirmation of the same by the authorized officer of the secured creditor. The inter se bidding shall be allowed in multiples of Rs.10,000/- 3. The interested purchaser (s) shall themselves satisfy about the right and title of the property (ies) from the concerned authorities and no claim shall be entertained by the Authorized officer / Bank in this regard after the auction. 4. All payments shall be made by Demand Draft/ Pay Order drawn in favour of The Sangamner Merchant's Co-op. Bank Ltd. payable at Sangamner OR by RTGS / NEFT as said above. 5. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of auction without assigning any reason thereof. 6. The intending bidder may please see details of the term and conditions mentioned in the Tender Cum Auction document available on Bank Web site : www.smbank.in The same is also available at office of Authorized Officer, The Sangamner Merchant's Co-op. Bank Ltd. @ H.O. Navin Nagar Road, Sangamner (Dist. Ahmednagar) 7. Tender Forms are available @ H.O. Sangamner of payment of Rs.500/- (Non Refundable) by cash / DD/ PO / NEFT from 10.30 am to 5.00 pm of bank working hours From 16/09/2022 To 17/10/2022 8. No offer / bids below reserve price shall be entertained. 9. The auction will be conducted under the supervision of the Authorized Officer Bank. 10. Bank would first go for the tender process and thereafter, if decided by AO / Overdue Committee of Bank, the inter se bidding / auction would be held. If the results of the tender are satisfactory, inter se bidding / auction process would not be held. 11. The enhance bid can be submitted in the auction either by the prospective buyer himself in the appropriate tender form as enclosed in the Tender document or by the representative of the purchaser duly authorized along with proper authority letter and acceptable KYC documents

For further details please see our Web site (www.smbank.in) and contact on Bank Land Line Phone No. (02425)225435, 225436, 225789 OR A.O. Mobile No. 942224511 during office hours between 10.30 am to 5.30 pm on all bank working days.

Date: 15/09/2022

(Bajaj V.D.)

Authorized Officer (942224511)

The Sangamner Merchant's Co-op. Bank Ltd., Sangamner

