



THE ANNASHEB SAVANT CO-OP. URBAN BANK MAHAD, LTD,
Head Office, Sheryas Complex, Near Bhaji Market,
Mahad, Dist- Raigad Pin. 402301

HO Ph No.02145 - 222238/ 224008 /222645
Mhasala Branch 02149-232246/232925

Email mahadbank@gmail.com
Website-asbankmahad.com

Tender Cum Auction Notice/Public Notice For Sale of Properties

Whereas the Bank acting through its Designated Officer in exercise of its powers under Section 13(4) of Securitisation and Reconstruction Of Financial Assets & Enforcement of Security Interest Act, 2002 (SARFAESI) Has Decided to put up sale the Scheduled-1 secured assets for realisation of the Debts due to the Bank from following borrower/borrowers mentioned in the Schedule-1, upon following terms & conditions.

Schedule-1

Name of Borrower and Co-woner of the Land	Description of Property	Reserve Price Rs.	EMD Reserve Price
Shri.Gulam A,Raheman Hajwane House No.1796,Flat No.201, Safiya Manzil, At.Post.Tal.Mhasala, Dist.Raigad	Nagar Panchayat Mhasal GutNo./Survy No. 83/1, Plot No.2Area 0-06-3, House No.1796, Sariya Manzil, Flat No.201,Area 700 Sq.Ft, At.Post.Tal.Mhasala, Dist.Raigad	Rs.14,81.000/-	Rs, 50,000/-

Terms & Conditions of Tender Cum Public Auction

The property is in the possession of Mr. Gulam A.Raheman Hajwane, HouseNo.1796,Flat No.201,Safiya Manzil,At.Post.Tal.Mhasala, Dist.Raigad. and bank is not responsible to hand over the possession to the purchaser.

PLACE OF PUBLIC AUCTION: - The Annasaheb Savant Co-op. Urban Bank Mahad Ltd;Mahad,Branch-Mhasala,At.post.Tal. Mhasala, Dist.Raigad.

DATE AND TIME: - 24th January 2018, At 2.00 P.M.

- Any information about the public Tender/Inspection of the property etc. if required, contact to the Designated Officer, The Annasaheb Savant Co-op. Urban Bank Mahad Ltd; during the office hours 10.30 A.M. to 5.30 P.M.
- For participating in the auction, the intending bidders/tenderer shall submit their tenders on a plain paper in a sealed cover superscribing "Tenders for the Purchase of property of **Mr. Gulam A. Raheman Hajwane** along with Earnest Money Deposit, being 20% of the Reserve price for the respective property, by way of cash payment or DD/Banker's cheque in favouring. Designated Officer, The Annasaheb Savant Co-op. Urban Bank Mahad Ltd; Bids/tenders to be submitted on or before **2.00 P.M.** on dt. **24 January 2018** as earnest money deposit which is refundable if the bid is not successful without interest. The property

shall not be sold below the reserve price mentioned above. The property is being sold on **"AS IS WHERE IS BASIS"**, these offers invited will be opened before auction at **2.00 P.M.dt. 24 January 2018** at **The Annasaheb Savant Co-op. Urban Bank Mahad Ltd; Mahad.Branch-Mhasala, At. Post & Tal. Mhasala, Dist. Raigad** and the bidders can also remain present and increase the offer during inter-se-bidding at the same time. The successful bidder shall deposit 25% of the bid amount (including 20% deposited before bid) immediate after the sale being knocked down in their favour. Payment to be made only in the form of Banker's Cheque/DD drawn in favour of The Annasaheb Savant Co-op. Urban Bank Mahad Ltd; or cash payment. In case the successful bidder fails to deposit 25% of the bid amount as above, earnest money deposit shall be forfeited by the Designated Officer without any notice. The balance amount of purchase price shall be paid on or before the 15th day of confirmation of sale or such extended period as may be agreed in writing and in default of payment within the period the deposit and earnest money shall be forfeited and the property shall be resold and the defaulting purchasers shall forfeit all claims to the property. The successful bidder would bear the charges/fees payable for conveyances such as stamp duty, registration fees, etc. as applicable as per law. To the best of the knowledge and information of the bank, no other encumbrance exists on the property. The Designated Officer will not be held responsible for any charge, lien, encumbrance exists on the property tax or any other dues to the government or anybody in respect of the property under the sale. The Designated Officer has absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason thereof. Acceptance of highest bid will be subject to the approval of competent authority in the bank.

3. The borrower, Guarantors or Co-Owners of the property or their designated representative may remain present at the time of public auction.
4. The particulars in respect of the assets specified hereinabove in Schedule-1 have been stated to the best of the information of the undersigned that however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective bidders are therefore requested to check up in their own interest these and other details before public auction.
5. On issuance of Sale Certificate by the Bank. Sale shall be completed & no claims shall be entertained by the Bank.
6. Sale is subject to confirmation by the Bank and the sale certificate will be issued only in the name of tenderers.
7. Offers that are not duly filled up or offer not accompanied by the EMD or Offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected. The Earnest Money Deposit shall not carry any interest.
8. Along with offer document, the intending bidder shall also attach a copy of the PAN Card issued by the Income Tax department AND his / her identify proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving License etc.
9. The Immovable property described herein above shall remain and be at the sole risk the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the undersigned

- Designated Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
10. The Designated officer can negotiate with any of the tender or intending bidders or other parties for sale of the property by private treaty. -
 11. No persons other than the intending bidders/offerer themselves, or their duly Authorised representative shall be allowed to participate in the auction/sale proceedings.
 12. In case, all the dues together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the above name borrower/Co-borrower till one working day prior to the date of Auction then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability/claim against The Annasaheb Savant Co-op. Urban Bank Mahad Ltd;

Statutory 30 Days Notice Under SARFAESI ACT, 2002

The borrower/Guarantors are hereby put on notice to pay the total dues before the date of auction, failing which the property will be auctioned at your cost and expenses.

NOTICE :- All persons having any claim, right, title and interest, objections in respect of property of Schedule-1 by way of sale, exchange, mortgage, charge, gift, trust, inheritance, possession, lease license, lien, casement, maintenance, lease pendens or otherwise if any nature whatsoever should be made known together with the documents in proof thereof to the undersigned officer within 15 days.

Date : 18/12/2017
Place : Mhasala

Sd/-
(VISHWAJIT PANDURANG SAVANT)
Designated Officer
The Annasaheb Savant Co-op. Urban Bank Mahad Ltd;
Mobile No. :- 7720013505