

The Vaidyanath Urban Co-op. Bank Ltd.
H.O. : Parli-Vaijnath Branch : Kaij &
ICICI Bank Ltd., Branch Raviwar peth, Pune

Notice for Sale-Cum-Auction/Tender

Sale of Immovable property i.e. mortgaged to bank under Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 Whereas, the Authorized Officer of The Vaidyanath Urban Co-operative Bank Ltd. & ICICI Bank Ltd., had taken **Physical Possession** of the following properties pursuant to the notice issued under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" for realization of bank's dues plus interest, expenses and other charges as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. the sale will be done by the undersigned through bids/auction.

Sr. No.	Name of Borrower /Mortgagor the	Name of Branch	Total Outstanding + Further interest, expenses & Other Charges	Reserve Price (Rs)	Description of Properties with Boundaries
1.	BORROWER 1. Shri.Dilip Shankarrao Apet Padmavati Galli, Parli-V., Dist.Beed. GUARANTOR 2. Shri.Ajay Diliprao Apet Padmavati Galli, Parli-V., Dist.Beed. GUARANTOR 3. Shri.Vijay Diliprao Apet Padmavati Galli, Parli-V., Dist.Beed.	1) The Vaidyanath Urban Co-Op.Bank Ltd., Br.Kaij (First Charge) 2) ICICI Bank Br.Ravivar peth, Pune (Second Charge)	Rs.23,26,323.00 as on 31/07/2018 & from 01/08/2019 further Interest & Expenses there on Rs.7,21,22,652.00 as on 31/12/2018 & from 01/01/2019 further Interest & Expenses there on	Rs.1,94,40,000.00 (In word Rs.One Crore Ninety Four Lacs Fourty Thousand only)	Mortgagor/Borrower herein is the absolute owner of Land Gat No. 195 to the extent of 1 Hector 08 R assessed at Rs. 2.63 ps. Including a portion of 60 x 100 foot in which construction of residential house is in progress and situated at Kallamb Tq.Kallamb Dist. Osmanabad which is bounded as under : East : Land of Bhagwan Eknath Karanjkar West : Land of Goroba Pandurang Shimple South : Government Road (Athardi) North : Land of Bhaskar Sadhu Shimple

Terms / Conditions :

- 1) Earnest Money Dposit (EMD) for an amount equivalent to 10% reserve price of the property is required to be deposited in a closed cover along with the indentity proof of the intending participants. EMD Should be Rs.1,94,40,000/-which is 10% of Reserve price Rs.19,44,000/-
- 2) EMD amount shall be paid through **Banker's Cheque/Demand Draft** issued by Scheduled/Nationalize/Commercial Bank drawn in favour of , "The Authorized Officer, The Vaidyanath Urban Co-operative Bank Ltd" payable at **Parli-V**. The EMD is refundable, if the bid is not successful. Payment by any other mode such as cash/cheques will not be accepted for the aforesaid purpose. Bidders, not depositing the earnest money, will not be allowed to participate in the auction.
- 3) For the purpose of participating in the auction, the bidder must have indentity proof such as pan card, driving license, voter id etc.
- 4) During the auction the bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increse in the bid amount (Minimum Increment Value) Must be of Rs.1,00,000/- to last higher bidders.Ten minutes time will be allowed to the bidders to quote successive higher bid and if no higher bid is offered by any bidder within ten minutes to the las highest bid, the auction shall be closed.
- 5) Intending bidders are advised to properly read the Sale Notice, Terms & Conditions of auction and follow them strictly. In case of any difficulty or assistace is required before or during Auction process they may contact Authorized Officer, Mr. Sanjay Pandharinathrao Khandade Mob. : 9923401080.
- 6) The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, immediately and the remaining amount shall be paid within 15 days from the date of auction. In case of failure to deposit the amount within the time as stipulated, the amount deposited by successful bider will be forfeited by the Authorized Officer and the Authorized Officer shall have the liberty to cancel the auction and conduct a fresh Sale.
- 7) The balance payments are required to be made in the form of Bankers' Cheque/Demand Draft issued by Scheduled/Nationalized/Commercial Bank drawn in favour of "The Authorized Officer, The Vaidyanath Urban Co-operative Bank Ltd" payable at **Parli-V**. On receipt of the entire sale consideration, the Authorized Officer, Shall issue the Sale Certifacate for immovable property along with the possession in favour of the purchaser as per the rules under SARFESI Act.
- 8) All expenses relating to stamp duty and registration of the Sale Certifacate if any shall have to be borne by the succesful bider.
- 9) Furniture and Fixtures attached to the property is to be a part of auction.
- 10)The Authorized Officer will not be held responsible for any charges. Lien, encumbrances, property tax or any other dues to The Government or any body in respect of the property under sale.
- 11) The intending bidder has to make due diligence & physical verification of properties with regard to title, areas, dues etc. No claim subesquent to bid shall be entertained by the bank.
- 12) The Bids will be opened on **07/10/2019** in between **12.00 noon to 1.00 pm** in the presence of bidders and they will be given an opportunity for inter-se bidding to improve the offer.The bids will be opened at "The Vaidyanath Urban Co-poerative Bank Ltd., Head Office,Mondha, Parli-V." at 12.00 am. The bids along with the EMD should reach on or before **11.00 a.m.on 05/10/2019** at **The Vaidyanath Urban Co-operative Bank Ltd., Head Office, Mondha, Parli-V Tq.Parli-V.Dist.Beed.**
- 13) Authorized Officer has the absolut right to accept or reject any bid or adjourn/postpone/cancel the sale without assigning any reason there of. It may be noted that nothing in this notice constitute or deemed to constitute any commitment or representation on the part of the bank to sell the property.
- 14) For inspection of the property/ies the intending bidders may contact **Branch Manager Shri. A.D.Deshmukh Branch Kaij Mo. No. 9422931235** During banking office hours till **05/10/2019**.
- 15)Under above sale Property **Second Charge** of ICICI Benk Ltd. Br.

Note : This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and the other details.

Date : 03.09.2019.
Place : Parli-V.

s/d
Asst.Geneneral Manager / Authorized Officer
The Vaidyanath Urban Co-op. Bank Ltd.Parli-V. & ICICI Bank Ltd.,