

The Vaidyanath Urban Co-op. Bank Ltd.

H.O. : Parli-Vajinath Branch : Beed

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. 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.

Name of Borrower /Mortgagor the	Name of Branch	Total Outstanding + Further interest, expenses & Other Charges	Reserve Price (Rs)	Description of Properties with Boundaries
BORROWER 1. M/s. Vishal Hotel Prop. Sow. Shaila Baburao Musale S.No. 53/A, Vitthal Nagar, M.I.D.C., Mondha Road, Beed, Tq. Dist. Beed. GUARANTOR 2. Shri. Narayan Maroti Kshirsagar Barshi Road, Beed, Tq. Dist. Beed. GUARANTOR 3. Shri. Dipak Baburao Dube Vidya Nagar, Barshi Road, Beed, Tq. Dist. Beed.	Beed	Rs.20,17,629.00 as on 31/03/2018 & Interest & Expenses there on from 01/04/2018	Rs.62,37,000/- (In word Rs.Sixty Two Lacs Thirty Seven Thousand only)	Property of Mortgagor / Borrower M/s. Vishal Hotel, Sry No. 53/A, Vithal Nagar, M.I.D.C. Mondha Road, Beed Through It's Prop. Shaila Baburao Musale is as under : 1. Registration Dist & Z.P. Beed, Sub Div. and T.P.S. Beed, Grampanchayat Bahirwadi House Property No. 6677 (old) 6283 (New) out of Sry.No. 53/1 consisting of Two Parts 1) Length East-West-90 Ft. Width South-North-40 Ft. admeasuring 3600 Sq.ft. 2) Length East-West-100 Ft. Width South-North-40 Ft. admeasuring 4000 Sq.ft. total admeasuring 7600 Sq.ft. situated at. Bahirwadi, Tq. & Dist. Beed Boundaries as under : East : Kurla Road West : Road South : Bobade North : Vatsala Kale & Biyani

Terms / Conditions :

- 1) Earnest Money Deposit (EMD) for an amount equivalent to 10% reserve price of the property is required to be deposited in a closed cover along with the identity proof of the intending participants.
- 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 **Beed** 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 identity 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 increase 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 last 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 assistance 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 bidder 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 **Beed** On receipt of the entire sale consideration, the Authorized Officer, Shall issue the Sale Certificate 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 Certificate/conveyance, etc. if any shall have to be borne by the successful bidder.
- 9) Furniture and Fixtures attached to the property is 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 subsequent to bid shall be entertained by the bank.
- 12) The Bids will be opened on **22/07/2020** in between **02.00** noon 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 Branch of the Bank At "The Vaidyanath Urban Co-operative Bank Ltd., Head Office Parli-V." at 12.00 am. The bids along with the EMD should reach on or before **05.00 p.m.** on **21/07/2020** at **The Vaidyanath Urban Co-operative Bank Ltd., Branch Beed.**
- 13) Authorized Officer has the absolute 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. J.S.Phapagire Branch Beed Mo. No. 9422931236** During banking office hours till **20/07/2020**.

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 : 17.06.2020.

Place : Parli-V.

s/d

Asst. General Manager & Authorized Officer
The Vaidyanath Urban Co-op. Bank Ltd.
Head Office Parli-V.