

E-AUCTION SALE NOTICE

APPENDIX-IV-A

E-auction on 21-02-2019 [Under Rule 6(2) and 8(6) of Security Interest (Enforcement) Rule, 2002]

E-Auction Sale Notice for Sale of movable/ immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) and 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 movable/immovable property hypothecated/ pledged/ mortgaged/ charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Dena Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" **21.02.2019** for recovery of dues alongwith costs, charges and future interest to the Secured Creditor from the borrower(s) and Guarantor(s). The reserve price earnest money deposit will be as mentioned in the table below. The auction will be online e-auction through website www.mstcecommerce.com on 21.02.2019 (Thursday) between 12.00 hrs to 16.00 hrs.

Sr. No.	Name of Branch / Zone and account Name	Name of the Owner of the property	Detail of the Property	Outstanding Amt (in Lakhs) excluding interest	Reserve price (Rs. In Lac)	EMD (Rs. In Lac)	Type of possession	Contact no. of Authorised Officer/Service provider
1	CHALISGAON /Nashik Zone/ M/S P M POULTRY FARM	Mr. Pradip Bhagirath Mandage	Bungalow on Plot No. 1, Survey No. 29/1B, Near Dwarka clinic, Saptashrungi Nagar, Bhadgaon Road, Opposite Abhinav Vidyalaya, At Village Takli (pra cha), Taluka- Chalisgaon, District-Jalgaon 424101 (Plot area 2669.87 Sq. Ft. Builtup area 2149 Sq. Ft. Approx)	141.88 + INT	41.29	4.13	Physical	Mr. Rakesh Kumar 9154241106
2	RAVALGAON /Nashik Zone/ PARAS AGENCIES	Dattatray Anna Jain	Plot No. 24(22/A), S.No. 48, Omkar Nagar, Ravalgaon, Taluka- Malegaon. Area 112.50 Sq. Mts. Bounded by: East- Adj. Gat No, West-Road, North- Plot No. 21B, South- Plot No. 22B (112.50 Sq. Mts Approx)	5.11 + INT	1.71	0.17	Symbolic	Moreshwar Ganorkar 9372306145

TERMS & CONDITIONS

- All the prospective bidders for the property auction have to register as buyer on MSTC's website ([website www.mstcindia.co.in](http://www.mstcindia.co.in)). Buyers have to make payment of Rs.1180/- (Rs.1000 + 18% GST) as registration fees. The buyer's login will be valid for 1 year
- EMD amount to be submitted to MSTC's Pre-Bid collection account. For submission of pre-bid EMD, bidders need to login to their respective MSTC buyer profile and pay pre-bid using the 'Pay Pre-Bid EMD link' For more information please visit MSTC website www.mstcindia.co.in. For details contact Ms Pranali Kamble 022-22829565, email id mstcpranali@gmail.com for registration related queries and Mr. Chetan Worlikar 022-22886266, Mr. Afzal Khan 022-22870471, Mrs. Bhargavi 022-22885567 for auction related enquiry.
- Pre-Bid EMD amount as indicated in the auction catalog is required to be submitted by the bidders through RTGS/NEFT into MSTC's account on or before **19/02/2019**. MSTC/Dena Bank shall not be responsible for delayed credits/non-receipt of pre-bid EMD.
- The amount of EMD paid by the successful bidder shall be adjusted towards the sale price. The interested bidders may inspect the property at site between 11.00 AM to 4.00 PM on **12.02.2019**.
- The incremental bid will be Rs.10000/- for Reserve Price of properties below 50 lakhs and Rs. 50000/- for Reserve Price of properties Rs. 50 lakhs and above.
- If any offer is received within the last 8 minutes of closing time, the bidding time will be extended automatically by another 8 minutes and if no bid higher than last quoted highest bid is received within the extended 8 minutes, the auction sale will automatically get closed at the expiry of extended 8 minutes.
- The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder subject to approval by the Authorized Officer. No properties will be sold below the reserve price.
- Upon confirmation of the sale, the successful purchasers shall deposit 25% of the sale price (including EMD amount already paid) immediately and balance 75% within 15 days failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In default of payment, the property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.
- The successful Purchaser on payment of entire sale price as above and on completion of sale formalities, shall be issued a sale certificate as per format prescribed under SARFAESI Act and Rules 2002. The purchaser shall bear the expenses on Stamp Duty and Registration charges if any on the Sale Certificate.
- The successful bidder would bear the charges/fees payable for conveyance such as stamp duty, registration fee etc. as applicable as per law. Intending bidders are advised to conduct search in Revenue/SRO records to satisfy title, identity, extent, dimensions, survey number, door number, boundaries or encumbrances in regard to the Property/ies proposed to be sold. The authorized officer has absolute right to accept or reject the bid of adjourn, postpone the auction without assigning any reasons whatever. No objections will accrue to Bank in such an event
- Any encumbrances in relation to the above mention properties are Not Known to the bank. All detailed terms & conditions of sale can also be accessed from our Bank's website www.denabank.com and website of e-auction agency www.mstcindia.co.in
- Where the sale price of the property is over Rs. 50 lacs, the successful purchaser has to deduct 1% of the sale prices as TDS in the name of the owner of the property and remit to income tax department as per Section 194/A of the income Tax and only 99% of the sale amount has to be remitted to the Bank.
- The successful Purchaser on payment of entire sale price as above and on completion of sale formalities shall be issued a sale certificate for the properties as per format prescribed under SARFAESI Act and Rules 2002 only on receipt of the form No. 26QB and challan for having remitted the TDS. Certificate of TDS in Form 16B to be submitted to the bank subsequently. The purchaser shall also bear the expenses on stamp duty and registration charges, if any, on the sale certificate.
- Inquiries, if any and/or terms and conditions for sale can be obtained from the Authorised Officer/ Branch.
- Further inquiries, if any and/or terms and conditions for sale can be obtained from Zonal Office, Nashik also. Ph. 0253-2465020 Contact Persons: Mr. Vijay Kumar – 9637279954, Mr. Pravin Yadnik- 7588645032

STATUTORY 15 DAYS SALE NOTICE TO BORROWERS / MORTGAGORS / GUARANTORS:

This is also a mandatory notice of 15 days as per the provisions of the Act to the Borrowers/Guarantors/Mortgagors of the above accounts informing about holding of auction on aforesaid date.

Place : Nashik
Date : 02.02.2019

Sd/-
Authorized Officer Dena Bank