



The Latur Urban Co-Op Bank Ltd, Latur

Late.Ramgopalji Rathi Business Center, Shivajinagar, Latur-413531

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Ref No. LUCB/SRO/Auction /2020-21/

Date:-28/12/2020

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 05th February 2021 up to 5 PM

Sale of immovable property/ies mortgaged to The Latur Urban Co-Operative Bank Ltd, Latur under **Maharashtra state Cooperative Act 1960 Section 156 Rule 107 (Hereinafter referred to as the Act)**

Whereas, the Recovery Officer of The Latur Urban Co-Operative Bank Ltd, Latur has taken physical possession of the following property/ies pursuant to the notice issued under **Maharashtra State cooperative act-1960 Rule 107 (11) (D) (1)** in the following loan account with right to sell the same on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" & "WHATEVER THERE IS" for realization of The Latur Urban Co-Operative Bank Ltd, Latur dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under **Maharashtra state Cooperative Act 1960 Section 156 Rule 107** 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 e-auction platform provided at the Web Portal (<https://sarfaesi.auctiontiger.net>)

DESCRIPTION OF IMMOVABLE PROPERTIES

Name of the Branch & Account	Name of the Borrower & owner of the property	Details of property	Outstanding Amount As on 28 th December 2020	Reserve Price (INR)	Date/ Time of e-Auction
				EMD	
				Bid Increase Amount	
The Latur Urban Co-Operative Bank Ltd, Latur BRANCH- Aurangabad A/C NO.- 1. LTL-37 2. CC-6	Borrower M/s Premsai Enterprisess (Partnership firm) Through Partners A) Sawant Madhukar Damodhr B) Nirmal Geeta Pradumna Name Of the Property Owner Sawant Shobha Madhukar	Plot No.3 and there on Building structure (Residential Premises) , Fixture , Fittings etc. Adm.Area 192 Sqr. Mtr, situated at Gat. No.94,(G.P.No.6071) Village Satara, Tq. & Dist. Aurangabad Bounded Boundaries as East:-6 Mtr Wide Road West:- Plot No 11 & 10 South:- Plot.No.4 North:- Plot.No.2	Rs. 44,63,901/- Rs. 45,57,438/- Rs. 90,21,339/- (Further interest + charges + Cost of process etc.)	Reserved Price Rs Reserved Price Rs 65,44,000/-	06 th February 2021 12 am-2pm
				EMD Rs. 6,50,000/-	
				Bid Increment Amount Rs. 50,000/-	

TERMS & CONDITIONS:

The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” & “WHATEVER THERE IS” As such the sale is without any kind of warranties and indemnities.

1. To the best of knowledge and information of the Recovery Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property (ies) put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Recovery Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
2. Please note that the said notice is issued for sale of immovable property only and The Latur Urban Co-Operative Bank Ltd, Latur has no right to sale the movable assets, if any, present at the immovable property It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites from **Monday 19th January 2021 to Friday 23rd January 2021 between 11.00 am to 5:00 pm.**
3. The interested bidders shall submit their EMD through Demand Draft in favor of “**The Latur Urban Co-Operative Bank Ltd, Latur**” Payable at “**Aurangabad**”. Please note that the Cheque’s shall not be accepted as EMD amount.
4. The interested bidders shall submit their EMD through Demand Draft of Rs **6, 50,000/-** in favoring of “**The Latur Urban Co-Operative Bank Ltd, Latur**” Payable at “**Aurangabad**” and the same should be received by the undersigned at the above address on or before **05th February 2021** by 5 PM. Please note that the Cheque’s shall not be accepted as EMD amount.
5. The Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected. The interested bidder is required to handover the physical copy of the documents including Original Demand Draft of EMD to the Recovery Officer of The Latur Urban Co-Operative Bank Ltd, Latur.
6. The interested bidders who require assistance in creating Login ID & Password, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. E-Procurement Technologies Limited, Regd. B-704-705/-, Wall Street -2, Opp. Orient Club, Nr Gujarat College, Ahmedabad – 380006, Gujarat and Help Line No. **+91-63518 96643, +91 079 61200559/531/584/569/598, chintan.bhatt@auctiontiger.net** and for any property related query may contact **Recovery Officer: - Mobile No. + 9552521946/02402364180/82; E-mail Id: auction@laturbank.co.in Website: - www.laturbank.co.in** during the working hours from Monday to Saturday.
7. Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand Draft in favor of “**The Latur Urban Co-Operative Bank Ltd, Latur**” shall be eligible for participating in the e-Auction process.

8. The interested bidder has to submit their Bid Documents [EMD (Mentioned in Point No.4) and required documents (mentioned in Point No.4)] on/ before **05th February 2021** UPTO 05.00 PM by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorized Officer, can submit their Bid Documents through online mode as mentioned above on/ before **05th February 2021** UPTO 05.00 PM, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Recovery Officer.
9. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Recovery Officer/ Creditor, after required verification.
10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 15% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Recovery Officer and the balance 85% of the sale price on or before **30th day** of sale. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
11. The prospective qualified bidders may avail online training on e-Auction from M/s. E-Procurement Technologies Limited prior to the date of e-Auction. Neither the Recovery Officer/ Company nor M/s. E-Procurement Technologies Limited shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
12. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
13. The Recovery Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
14. The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. E-Procurement Technologies Limited <https://sarfaesi.auctiontiger.net> before submitting their bids and taking part in the e-Auction.
15. As per Section 194 of Income Tax Act (as amended time to time), if property is sold above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.

16. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the eAuction will be entertained.

17. Special Instructions: Bidding in the last moment should be avoided. Neither the Company nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

**STATUTORY 30 DAYS SALE NOTICE UNDER THE
Maharashtra state Cooperative Act 1960 Section 156 Sub Rule 107**

The **Borrower** 1. M/s Premsai Enterprises, Through Partners (i) Mr. Madhukar Damodar Sawant (ii) Mrs. Nirmal Geeta Pradumn **Guarantor** (2) Mrs. Manorama Nandkishor Khandelwal (3) Mr. Surana Vikram Premchand (4) Mr. Nirmal Pradumn Shrihari (5) Shobha Madhukar Sawant are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 28.12.2020
Place: Aurangabad

Recovery Officer
The Latur Urban Co-Operative Bank Ltd, Latur