



[APPENDIX-IV-A]

**Sale Notice For Sale Of Immovable Property**

E-Auction Sale Notice for sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to the secured creditor, the Symbolic possession of which has been taken by the Authorized Officer of Punjab & Sind Bank (secured creditor) on 19.12.2022, 20.12.2022, 21.12.2022, 22.12.2022 and will be sold on "As is where is", "As is what is" and "Whatever there is" basis for realization of bank dues. The same will be done through E auction platform provided at web portal (<https://www.bankeauctions.com>).

Name of Borrower & Guarantors	Borrower M/s Patil Constructions and Infrastructure Ltd Guarantors 1. Mr. Malikarjun Baswantrao Patil 2. Mr. Abhinav Mallikarjun Patil 3. Mrs. Sangita Malikarjun Patil 4. Mr. Bhimrao Baswantrao Patil 5. Mr. Shailesh Shivraj Deshmukh 6. Mr. Nagnath Hanumanthrao Patil 7. Mr. Abhishek Bhimrao Patil 8. Mrs. Aruna Bhimrao Patil 9. Mr. Kashinath Madhavrao Patil 10. Mr. Manikrao I Patil 11. Mr. Virbhadra S Eklare 12. M/s Malikarjun Constructions Co Ltd 13. M/s Baswant Builders & Developers Pvt Ltd 14. M/S Patil Industries Pvt Ltd 15. M/s Abhinav Landmarks Pvt Ltd				
Demand Notice date & amount	27.07.2022 & Rs 90.47 Cr + future interest and costs from 01.07.2022.				
Outstanding amount	Rs 115.13 Cr as on 31.05.2024+ future interest and costs from 01.06.2024.				(Amt in Rs Cr)
Detail of Properties	Plot No. 4,5,6,7 & 8 At N-2, CIDCO Aurangabad, Maharashtra Area: 3915 Sq. Mtr. Owner: M/S Baswant Builders & Developers Pvt Ltd	E Auction Date & Time	31.08.2024, 11:00 AM to 12:00 Noon	MRP	45.96
		Property Inspection Date & Time	27.08.2024 10:00 AM to 11:00 AM	EMD Amount	4.60
		Last Date of BID Submission	28.08.2024 upto 05.00 PM	Bid Increase Amt	0.01
	Plot No. P-72/5 M.I.DC Area, Chikalathana Aurangabad. Area: 9494.79 Sq.m. Owner: M/S Malikarjun Construction Pvt Ltd	E Auction Date & Time	31.08.2024, 01:00 PM to 02:00 PM	MRP	112.64
		Property Inspection Date & Time	27.08.2024 12:15 PM to 01:15 PM	EMD Amount	11.13
		Last Date of BID Submission	28.08.2024 upto 05.00 PM	Bid Increase Amt	0.01
CTS No. 18349(6) (P) Sr.No. 189 Near MIDC Area, Station Road, Aurangabad.	E Auction Date & Time	31.08.2024, 03:30 PM to 04:30 PM	MRP	10.15	
	Property	26.08.2024	EMD	1.02	

**पजाब एंड सिंध बक**  
(भारत सरकार का उपक्रम)  
**सैमवर्ट**

प्रथम तल, खंड-3, एनबीसीसी  
पूर्वी किदवई नगर, नईदिल्ली-110023  
ई-मेल: [ho.samvertical@psb.co.in](mailto:ho.samvertical@psb.co.in)

एच ओ वरिचलरु नी को इडरि



**PUNJAB & SIND BANK**  
(A Government Of India Undertaking)  
**SAMVERT**  
1<sup>st</sup> Floor, NBCC Building  
Block-3, East Kidwai Nagar,  
New Delhi- 110023  
E-mail: [ho.samvertical@psb.co.in](mailto:ho.samvertical@psb.co.in)

Maharashtra Area:1344.63 Sq.Mtr Owner: M/S Baswant Builders & Developers Pvt. Ltd.	<b>Inspection Date &amp; Time</b>	11:30 AM to 12:30 PM	<b>Amount</b>	
	<b>Last Date of BID Submission</b>	28.08.2024 upto 05.00 PM	<b>Bid Increase Amt</b>	0.01
CTS No. 18349(6)(P) Sr. No. 189 Near MIDC Area, Station Road, Aurangabad, Maharashtra Area: 696.33 Sq.Mtr Owner: Mr. Rajesh Baswantrao Deshmukh, Mr.Raju Madhavraoji Padampolekar (Patil) and Mr. Shailesh Shivraj Deshmukh.	<b>E Auction Date &amp; Time</b>	30.08.2024, 11:30 AM to 12:30 PM	<b>MRP</b>	5.25
	<b>Property Inspection Date &amp; Time</b>	26.08.2024 01:00 PM to 02:00 PM	<b>EMD Amount</b>	0.53
	<b>Last Date of BID Submission</b>	28.08.2024 upto 05.00 PM	<b>Bid Increase Amt</b>	0.01
Gut No. 567,568,569,570, 572 & 573 At Lonikand Tq. Haveli Pune. Maharashtra Owner: M/S Patil and Infrastructure Ltd	<b>E Auction Date &amp; Time</b>	29.08.2024, 11:30 AM to 12:30 PM	<b>MRP</b>	11.87
	<b>Property Inspection Date &amp; Time</b>	23.08.2024 11:30 AM to 12:30 PM	<b>EMD Amount</b>	1.19
	<b>Last Date of BID Submission</b>	28.08.2024 upto 05.00 PM	<b>Bid Increase Amt</b>	0.01
Survey No. 61/3 Dhairy Tq. Haveli Dist. Pune, Maharashtra Area-23.05 Acres Owner: M/S. Patil and Infrastructure Ltd.	<b>E Auction Date &amp; Time</b>	29.08.2024, 01:30 PM to 02:30 PM	<b>MRP</b>	25.39
	<b>Property Inspection Date &amp; Time</b>	23.08.2024 01:30 PM to 02:30 PM	<b>EMD Amount</b>	2.54
	<b>Last Date of BID Submission</b>	28.08.2024 upto 05.00 PM	<b>Bid Increase Amt</b>	0.01
Land At Gut No. 37, Plot No 1, Padegaon, Aurangabad. Maharashtra Owner- M/S Baswant Builders & Developers Pvt. Ltd	<b>E Auction Date &amp; Time</b>	30.08.2024, 01:00 PM to 02:00 PM	<b>MRP</b>	11.76
	<b>Property Inspection Date &amp; Time</b>	27.08.2024 03:00 PM to 04:00 PM	<b>EMD Amount</b>	1.18
	<b>Last Date of BID Submission</b>	28.08.2024 upto 05.00 PM	<b>Bid Increase Amt</b>	0.01
Survey No. 148 Kompally Village, Quthbullapur Mandal Sub District Mandal, Rangareddy District, (In Hasmathpet Village, Balanagar Mandal Under GHMC Kukatpally Circle, R.R. District (Telangana), Area-6266.15 Sq. Yard (56395 Sqft) Owner: Mr. Bhimrao Baswantrao Patil	<b>E Auction Date &amp; Time</b>	29.08.2024, 03:30 PM to 04:30 PM	<b>MRP</b>	25.01
	<b>Property Inspection Date &amp; Time</b>	22.08.2024 01:00 PM to 02:00 PM	<b>EMD Amount</b>	2.51
	<b>Last Date of BID Submission</b>	28.08.2024 upto 05.00 PM	<b>Bid Increase Amt</b>	0.01

Authorized Officer-Mr Benu, Chief Manager Mobile: +91-9714201250

EMD submission A/C Details-

A/C Name- NEFT Inward STP Parking

A/C No. 07445040070003

IFSC Code- PSIB0000744

Branch Name- Punjab & Sind Bank, SAMVerT, New Delhi-110023

Status of Possession- Symbolic Possession



Date of Symbolic Possession- 19.12.2022, 20.12.2022, 21.12.2022, 22.12.2022

#### TERMS & CONDITIONS

1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
2. The properties is being sold on symbolic possession basis which is also subject matter of litigation in IA 276/2023 in Misc Appeal no 66/2023 before DRAT, Mumbai.
3. An additional two weeks' time in addition to the stipulated time is given to borrowers/ guarantors in terms of IA 276/2023 in Misc Appeal no 66/2023 before DRAT, Mumbai.
4. The auction purchaser shall bear all dues, taxes, revenue tax, Municipal Dues/Taxes, Electricity Dues (Past and Present) or any other dues of any local authorities etc. w.r.t. property in question.
5. Compliance of all the rules/formalities in respect to transfer of title, Payment of all type of dues/stamp duty/charges/any amount payable to Registering or any other statutory authority, will be the sole responsibility and liability of Successful Bidder.
6. The property can be inspected, with Prior Appointment with Authorised Officer, Branch MG Road Pune on any working day during office hours. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/ documentations and specifications before submitting the bid.
7. To the best of knowledge and information of the Authorized 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
8. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/documentations and specifications before submitting the bid.
9. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact Help Desk: +91 – 7291981124,7291981125,7291981126, Helpline e-mail ID- support@bankeauctions.com and for any property related query may contact Authorized officer during the office hours on any working day.
10. Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-Auction process.
11. The interested bidders, who have submitted their EMD not below the 10% of Reserve Price through online mode before **28<sup>th</sup> August 2024 up to 5:00 P.M.**, shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each).The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor.
12. The prospective qualified bidders may avail online training one-Auction from M/s C1 India Pvt Ltd, Prior to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s C1 India Pvt. Ltd., 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.
13. 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 prior and future.
14. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason there of.
15. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Website (<https://www.bankeauctions.com>) of M/s C1 India Pvt. Ltd before submitting their bids and taking part in the e-Auction.

# पजाब एड सिध बक

(भारत सरकार का उपक्रम)

सैमवर्ट

प्रथम तल, खंड-3, एनबीसीसी

पूर्वी किदवई नगर, नईदिल्ली-110023

ई-मेल: [ho.samvertical@psb.co.in](mailto:ho.samvertical@psb.co.in)

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पी.एस.बी.

# PUNJAB & SIND BANK

(A Government Of India Undertaking)

SAMVERT

1<sup>st</sup> Floor, NBCC Building

Block-3, East Kidwai Nagar,

New Delhi- 110023

E-mail: [ho.samvertical@psb.co.in](mailto:ho.samvertical@psb.co.in)

16. 25 % of sale price is to be paid immediately i.e. on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorized Officer, in case of default property shall be sold again.
17. Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of the immovable property. In default of payment within the period mentioned above, all the deposits including EMD shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
18. TDS to be deducted as per extent guidelines, on sales consideration value more than Rs 50 Lakhs.

THIS NOTICE IS ALSO BE TREATED AS **44 DAYS (30 days + 14 days)** STATUTORY SALE NOTICE TO BORROWER & GUARANTORS UNDER RULES (6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES-2002.

## DETAILS OF SALE

E-Auction Service Providers: M/s C1 INDIA PVT LTD, Building no 301, 1st floor, Udyog Vihar Phase-II Gurgaon (Haryana)  
Tel.+91-124-4302020/21/22/23/24, +91-9813887931, Email [support@bankeauctions.com](mailto:support@bankeauctions.com)

E-Auction web site for details: <https://www.bankeauctions.com>

For detailed terms and conditions of the sale, please refer to the link provided in:-

1. <https://www.bankeauctions.com>
2. <https://www.punjabandsindbank.co.in>

Place: Pune

Date: 20.06.2024

पंजाब एण्ड सिध बैंक  
PUNJAB & SIND BANK

अधिकृत हस्ताक्षरकर्ता

Authorized Officer  
Punjab & Sind Bank  
AUTHORISED SIGNATORY