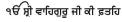
पजाब एड ।सध बैंक (भारत सरकार का उपक्रम) सैमवेर्ट

प्रथम तल, खंड-3, एनबीसीसी पूर्वी किदवई नगर, नईदिल्ली-110023

ई-मेल: ho.samvertical@psb.co.in





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[APPENDIX-IV-A]

Sale Notice For Sale Of Immovable Property

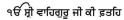
E-Auction Sale Notice for sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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://ebkray.in).

Name of	Borrower						
Borrower	M/s Patil Constructions and Infrastructure Ltd						
&	Guarantors						
Guarantors							
	2. Mr. Abhinav Mallikarjun Patil						
	3. Mrs. Sangita Malikarjun Patil						
	4. Mr. Bhimrao Baswantrao Patil						
	5. Mr. Shailesh Shivraj Deshmukh						
	6. Mr. Nagnath Hanumanthrao Jalkote 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 Constructi	ons Co Ltd					
	13.M/s Baswant Builders & Do						
	14.M/S Patil Industries Pvt Ltd 15. M/s Abhinav Landmarks Pvt ltd						
Demand	27.07.2022 & Rs 90.47 Cr + future interest and costs from 01.07.2022.						
Notice date							
& amount							
Outstandin	Rs 119.41 Cr as on 31.08.2024	1+ future interest an	d costs from 01.09.2024.		(Amt in Rs Cr)		
g amount	DI 4 N. 45 6 7 9 9 44 N. 2	E 4 4: D 4	20 11 2024	MDD	45.06		
Detail of Properties	Plot No. 4,5,6,7 & 8 At N-2, CIDCO Aurangabad,	E Auction Date &Time	29.11.2024, 11:00 AM to 12:00 Noon	MRP	45.96		
Troperties	Maharashtra	Property	20.11.2024	EMD	4.60		
	Area: 3915 Sq. Mtr.	Inspection Date	10:00 AM to 11:00 AM	Amount	4.00		
	Owner: M/S Baswant	& Time					
	Builders & Developers Pvt	Last Date of	25.11.2024	Bid	0.01		
	Ltd	BID	upto 05.00 PM	Increase			
		Submission		Amt			
	Plot No. P-72/5 M.I.DC	E Auction Date	29.11.2024,	MRP	112.64		
	Area, Chikalthana Aurangabad.	&Time	01:00 PM to 02:00 PM 20.11.2024	EMD	11.13		
	Aurangabad. Area: 9494.79 Sq.m.	Property Inspection Date	12:15 PM to 01:15 PM	EMD Amount	11.13		
	Owner: M/S Malikarjun	& Time	12.13 1 141 10 01.13 1 141	Amount			
	Owner, M/S Mankariun				1		
	Construction Pvt Ltd		25.11.2024	Bid	0.01		
		Last Date of BID	25.11.2024 upto 05.00 PM	Bid Increase	0.01		

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प्रथम तल, खंड-३, एनबीसीसी पूर्वी किदवई नगर, नईदिल्ली-110023 **ई-मेल:** ho.samvertical@psb.co.in





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CTS No. 18349(6) (P)	E Auction Date	29.11.2024,	MRP	10.15
Sr.No. 189 Near MIDC	&Time	03:30 PM to 04:30 PM		
Area,	Property	21.11.2024	EMD	1.02
Station Road, Aurangabad.	Inspection Date	11:30 AM to 12:30 PM	Amount	
Maharashtra	& Time			
Area:1344.63 Sq.Mtr	Last Date of	25.11.2024	Bid	0.01
Owner: M/S Baswant	BID	upto 05.00 PM	Increase	
Builders & Developers Pvt.	Submission		Amt	
Ltd.				
CTS No. 18349(6)(P) Sr.	E Auction Date	28.11.2024,	MRP	5.25
No. 189 Near MIDC Area,	&Time	11:30 AM to 12:30 PM		
Station Road, Aurangabad,	Property	21.11.2024	EMD	0.53
Maharashtra	Inspection Date	01:00 PM to 02:00 PM	Amount	
Area: 696.33 Sq.Mtr	& Time			
Owner: Mr. Rajesh	Last Date of	25.11.2024	Bid	0.01
Baswantrao Deshmukh,	BID	upto 05.00 PM	Increase	
Mr.Raju Madhavraoji	Submission		Amt	
Padampolekar (Patil) and Mr. Shailesh Shivraj				
Mr. Shailesh Shivraj Deshmukh.				
	E Associana Dada	26.11.2024,	MDD	11.07
Gut No. 567,568,569,570,	E Auction Date &Time		MRP	11.87
572 & 573 At Lonikand Tq. Haveli Pune. Maharashtra	Property	11:30 AM to 12:30 PM 22.11.2024	EMD	1.19
Owner: M/S Patil	Inspection Date	11:30 AM to 12:30 PM		1.19
Constructions and	& Time	11:30 AM to 12:30 PM	Amount	
Infrastructure Ltd	Last Date of	25.11.2024	Bid	0.01
imiastructure Ltd	BID	upto 05.00 PM	Increase	0.01
	Submission	upto 03.00 1 W	Amt	
Survey No. 61/3 Dhairy Tq.	E Auction Date	26.11.2024,	MRP	25.39
Haveli Dist. Pune,	&Time	01:30 PM to 02:30 PM	IVIIXI	23.37
Maharashtra	Property	22.11.2024	EMD	2.54
Area-23.05 Acres	Inspection Date	01:30 PM to 02:30 PM	Amount	2.31
Owner: M/S. Patil	& Time	01.301111 to 02.301111	Timount	
Construction and	Last Date of	25.11.2024	Bid	0.01
Infrastructure Ltd.	BID	upto 05.00 PM	Increase	0.00
	Submission	1	Amt	
Land At Gut No. 37, Plot	E Auction Date	28.11.2024,	MRP	11.76
No 1, Padegaon,	&Time	01:00 PM to 02:00 PM		
Aurangabad. Maharashtra	Property	21.11.2024	EMD	1.18
Owner- M/S Baswant	Inspection Date	03:00 PM to 04:00 PM	Amount	
Builders & Developers Pvt.	& Time			
Ltd	Last Date of	25.11.2024	Bid	0.01
	BID	upto 05.00 PM	Increase	
	Submission		Amt	
Survey No. 148 Kompally	E Auction Date	26.11.2024,	MRP	25.01
Village, Quthbullapur	&Time	03:30 PM to 04:30 PM		
Mandal Sub District	Property	18.11.2024	EMD	2.51
Mandal, Rangareddy	Inspection Date	01:00 PM to 02:00 PM	Amount	
District, (In Hasmathpet	& Time			
Village, Balanagar Mandal	Last Date of	25.11.2024	Bid	0.01
	BID	upto 05.00 PM	Increase	
Under GHMC Kukatpally		1		
Under GHMC Kukatpally Circle, R.R. District (Telangana),	Submission	1	Amt	

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Area-6266.15 Sq. Yard	
(56395 Sqft)	
Owner: Mr. Bhimrao	
Baswantrao Patil	

Authorized Officer-Ms 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

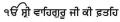
TERMS & CONDITIONS

- 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 8291220220, Helpline e-mail ID- support_ebikray@psballiance.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 **25th November 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

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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 PSB Alliance E Auction Portal, Prior to the date of e-Auction. Neither the Authorized Officer/Bank nor PSB Alliance E Auction Portal., 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://ebkray.in/) of PSB Alliance E Auction Portal before submitting their bids and taking part in the e-Auction.
- 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 with in 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 **29 DAYS (15 days + 14 days)** STATUTORY SALE NOTICE TO BORROWER & GUARANTORS UNDER RULE8 (6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES-2002.

DETAILS OF SALE

E-Auction Service Providers: PSB Alliance E Auction Portal, Tel.+91-8291220220, Email-

support_ebikray@psballiance.com

E-Auction web site for details: https://ebkray.in

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

1. https://ebkray.in

2. https://www.punjabandsindbank.co.in

Place: Pune Date:18.10.2024 **Authorized Officer Punjab & Sind Bank**