



लातूर अर्बन को-ऑप.बँक लि.,लातूर

स्व. रामगोपालजी राठी व्यापारी संकुल, शिवाजी नगर, लातूर. ४१३ ५३१ (महाराष्ट्र)
फोन : (०२३८२) २५९५०३, फॅक्स : ०२३८२ - २५५२३५

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Ref No. LUCB/AO/09-MTL-84/2022-23/99

Date:-12/01/2023

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 20th February 2023 up to 5 PM

Sale of immovable property/ies mortgaged to The Latur Urban Co-Operative Bank Ltd, Latur under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of The Latur Urban Co-Operative Bank Ltd, Latur has taken **Symbolic possession** of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 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 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 e-auction platform provided at the Web Portal (<https://sarfaesi.auctiontiger.net>)

DESCRIPTION OF IMMOVABLE PROPERTIES

Sr . No	Name of the Branch & Account	Name of the Borrower Name of the owner of the property	Details of property	Outstanding Amount & Demand Notice Date Possession Date	Reserve Price (INR)	Date/ Time of e- Auction
					EMD	
					Bid Increase Amount	
1	Branch:- Chembur, Mumbai, Pune A/c No:- LTL-1	Name of the Borrower :-M/s.Lifescapes Projects LLP Name of the owner of the property:- M/s.Lunkad Realty	All that piece and parcel of <u>Plot No.11</u> Admin Area 425 Sqr.mtr and <u>Plot No.12</u> Admin Area 375 Sqr.mtr, Situated at ‘Lohegaon II Cooperative housing Society Ltd ” Surve No.208/1/1, Lohegaon, Vimannagar, within the limit of Pune Municipal Corporation Limit , Pune- 14	Rs.3,99,25,952/- as on 31 th Dec 2022 Demand Notice Date:- 01.10.2022 Symbolic Possession Date:-23.12.2022	Reserved Price Rs 6,57,00,000/- EMD Rs. 20,00,000/- Bid Increment Amount Rs.20,00,000/-	21 st Feb 2023 ; Time- 11 am to 1 pm

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 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 Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorized 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 **13th Feb 2023 To 20th Feb 2023;** 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 “**Chembur,Mumbai,**”. Please note that the Cheque’s shall not be accepted as EMD amount.
- 4) The interested bidders shall submit their EMD through Demand Draft as per amount mentioned above schedule -in favoring of “**The Latur Urban Co-Operative Bank Ltd, Latur**” Payable at “**Chembur,Mumbai,**” and the same should be received by the undersigned at the above address on or before **20th February 2023 Upto 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 Authorized 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- 079-68136 880 / 837/ 842, rikin@auctiontiger.net** and for any property related query may contact **Authorized Officer: - 9552521946;** E-mail Id: **auktion@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 above schedule) and required documents (mentioned in Point No.4)] on/ before **20th February 2023 Upto 5 PM** by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hard copy to the Authorized Officer, can submit their Bid Documents through online mode as mentioned above on/ before **20th February 2023 Upto 5 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 Authorized 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 Authorized Officer/ Secured 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 **25%** of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorized Officer and the balance **75%** of the sale price on or before **15th day** of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. 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 Authorized 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 Authorized 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 secured 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 SARFAESI ACT, 2002

The borrower/ guarantors 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: 12/01/2023

Place: Pune

Authorized Officer

The Latur Urban Co-Operative Bank Ltd, Latur