



Saraswat Bank
Saraswat Co-operative Bank Ltd.

Recovery Department : 74-C, Samadhan Building, 2nd Floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai-400028
Phone No. : +91 9657043713 / 14 / 15

E-AUCTION SALE NOTICE

(Auction Sale/bidding would be conducted only through website <https://sarfaesi.auctiontiger.net>)

SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002.

Pursuant to Demand Notice issued u/s 13(2), the undersigned as Authorized Officer of Saraswat Co-op. Bank Ltd. has taken over possession of the following assets u/s 13(4) of the SARFAESI Act. Public at large is informed that e-auction (under SARFAESI Act, 2002) of the charged assets in the below mentioned case for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE" as specified hereunder:

Sr. No.	Name of Borrower, Guarantors, Mortgagee, Corporate Guarantor	A. Date of Demand Notice B. Amount of Demand Notice C. Possession Type/ Date	Description of Assets	I. Reserve Price II. EMD III. Bid increment Amount
1.	<p>Borrower : M/s. Makveen Enterprises (Borrower) Through Proprietor Mrs. Veena Mohan Mulherkar</p> <p>Guarantors/Mortgagor : 1. Mr. Mohan Madhukar Mulherkar 2. Mr. Makrand Mohan Mulherkar 3) Mrs. Meenal Makrand Mulherkar</p> <p>Corporate Guarantee : Makraj Laboratories Pvt. Ltd.</p>	<p>A. 15.05.2021 B. Rs. 7,50,10,526.14 Rupees Seven crore Fifty Lakhs Ten Thousand Five Hundred Twenty Six & Paise Fourteen only) as on 01/05/2021 C. Physical Possession 09.05.2023</p>	<p>Secured Asset Plot No. D-36, area admeasuring 983 Sq.Mts. or thereabouts, and construction thereon of Ground, First, Second and Third Floors totally adm. 1474.00 sq.mtrs. situated at Shirol MIDC, near Lokmat Press, Village-Top, Tal. Hatkanangale, Dist. Kolhapur-416122, along with Furniture, fixtures, electrical instruments, equipments and other movables lying thereon and bounded as under : On or towards the East : Plot No X-7 & MIDC Road 20.0 M. R/W On or towards the South : Plot No. D-37 On or towards the West : Plot No. D-48 On or towards the North : Plot No. D-48/1</p>	<p>I. Rs. 585.00 Lakhs II. Rs. 60.00 Lakhs III. Rs. 2.00 Lakh</p> <p>Date/Time of Inspection 20.02.2025 between 4.00 p.m. to 5.00 p.m.</p> <p>Last Date/Time for EMD & KYC submission 05.03.2025 upto 5.00 p.m.</p> <p>Date/Time of E-Auction 06.03.2025 between 3.00 p.m. to 4.00 p.m.</p>

The auction will be conducted through the Bank's approved service provider M/s e-Procurement Technologies limited (Auction Tiger). Bid form, Terms & Conditions of the said Sale/Auction, and procedure of submission of Bid/Offer, are available from their website at <https://sarfaesi.auctiontiger.net> and Recovery Department.

STATUTORY NOTICE AS PER RULE 8(6) OF SARFAESI ACT, 2002

This notice also be considered as a notice to the Borrower/s, Partners, Guarantors & Mortgagors of the said loan, to pay the dues in full before the date of sale, failing which the property will be sold on the above-mentioned Auction date.

Date : 15.02.2025
Place : Kolhapur

Sd/-
Authorised Officer
For Saraswat Co-op. Bank Ltd.

AUCTION BID FORM
AUCTION SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002
(Please fill in Capital Letters)

1.	* Name of the Bidder(s)	:	
2.	Name of representative of Bidder	:	
3.	Father's/Husband's Name	:	
4.	* PAN No	:	
5.	* Postal Address of Bidder(s)	:	
6.	* Phone/Cell No.	:	
7.	* E-Mail ID	:	
8.	* Property Details (Sr. No. & Lot No)	:	
9.	Public Notice ref, if applicable (Newspaper /date / Edition):	:	
10.	Earnest Money Deposit (EMD) Details	:	DD/PO/UTR No: : Date of DD/PO/UTR : DD/PO Payable at : Amount : Rs. Name of Bank : Branch Name : IFSC Code : Bank Account No :
11.	Bank details for refund of EMD	:	Bank Name : Branch Name : Bank A/c No : IFSC Code :
12.	* Self-attested KYC Documents : (Voter ID/PAN Card/Aadhar Card/Driving Licence / Govt. ID Card/Valid Passport)	:	<u>Photo ID / Address Proof</u> <u>No.</u> <u>Valid upto</u> 1. 2.

* Mandatory fields

I/We have downloaded copies of the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from web site (<https://www.auctiontiger.net>) of your service provider and shall abide by them and have also carried out my own due diligence in the matter of purchase of the secured assets / Properties. In case any information is found to be incorrect/ incomplete, I shall not hold the Authorised Officer, the secured lender and / or any of its officials, responsible for the same and shall not have any claim whatsoever against anyone of them.

Date:

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Signature on behalf of the Bidder



**Saraswat
Bank**

Saraswat Co-operative Bank Ltd.

(Scheduled Bank)

Name of Borrower	M/s. Makveen Enterprises
Date & Time of Auction	06.03.2025 between 3.00 p.m. to 4.00 p.m.
Date & Time of Inspection	20.02.2025 between 4.00 p.m. to 5.00 p.m.
Last date & time for submission of EMD & KYC	05.03.2025 upto 5.00 p.m

Terms and Conditions of the E-auction are as under:

- (1) The auction will be conducted through the Bank's approved service provider M/s e-Procurement Technologies limited (Auction Tiger). Intending bidders may avail training for online bidding from **M/s. e-Procurement Technologies. Ltd.**, B-704/705, Wall Street - II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad-380006, Gujarat. Monday – Friday 10:00 AM - 07:00 PM (Saturday - 10:00 AM - 06:00 PM. Closed on 2nd & 4th Saturday / All Sunday's); Contact: Landline No. 079-6813 6837/80/90 email: maharashtra@auctiontiger.net, support@auctiontiger.net. **Mr. Praveen Thevar (M) 9722778828 (O) 079- 6813 6851** email: praveen.thevar@auctiontiger.net/nbfc@auctiontiger.net Prospective bidder can also view sale details and bidding through Auction Tiger Mobile Application (Android).
- (2) Prior to submitting the Bids, bidders may obtain Bid form, information about the said Sale/Auction, it's Terms & Conditions and procedure of submission of Bid/Offer, from Bank's Authorised Officer, Saraswat co-op. Bank Ltd., Recovery Dept., 74-C, Samadhan Building, 2nd floor, Senapati Bapat Marg (Tulsi Pipe Road), Dadar (W), Mumbai 400 028. Phone No: +91 22 2422 1202/04/06/11. Fax: +91 22 24381310 - Monday to Friday 11:00 AM to 05:00 PM & Saturday - 11:00 AM to 4:00 PM (Closed on 2nd & 4th Saturday / All Sundays) OR website of our technology partner e-Procurement Technologies. Ltd. at <https://sarfaesi.auctiontiger.net>
- (3) Inspection of the subject properties/assets will be available on date and time specified above. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property/assets, the rights, title, interest & claims, rights, dues affecting the property/assets in respect of the property/assets put on auction. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. Objections of any kind in this regard shall not be entertained.
- (4) All statutory/non statutory dues, taxes, surcharge, rates, assessments, charges, fees, TDS, claims Applicable stamp duty, GST, Transfer and Registration Charges etc. pertaining to auctioned property/assets & its sale, will be the responsibility of the auction purchaser only.
- (5) Earnest Money Deposit (EMD) shall be deposited either through NEFT/ RTGS/DD/PAY ORDER. **Name of the A/C.: A/C.: SARASWAT BANK – ZONE OFFICE KOLHAPUR, IFSC Code: SRCB0000305, Bank Name & Address: SARASWAT CO-OP. BANK LTD., C.T.S.NO-2127, C WARD, BHAUSINGJI ROAD, KOLHAPUR- 416 002. Beneficiary Account No.: 0305421420000001, Sender to Receiver**

Information / Remarks: mention the **Name of the Borrower**. The EMD amount shall not carry any interest.

- (6) Physical / scanned copies of Bank Receipt with UTR for EMD remitted and KYC documents should reach the Authorised Officer at above Bank address or on email id: incharge_recovery@saraswatbank.com **at least two working days prior to the Auction date.**
- (7) The property/assets will not be sold below the Reserve Price mentioned in the Auction Notice. The bidder shall improve their further offers in multiple of amounts indicated under "Bid increment" in the Auction Notice. If a bid is placed in the last 5 minutes of the closing time, the process will get extended for further 5 minutes for unlimited time. On closure of e-Auction process, the bidder who submits the highest bid amount shall be declared as Successful Bidder. The Authorised Office may conduct an Open Bidding process / further negotiations thereafter to decide the successful bidder and auction amount.
- (8) The successful bidder shall, immediately but not later than next working day after sale, deposit 25% of the final bid amount [Including EMD before bid]. If the successful bidder fails to pay 25% amount within the prescribed time herein above, the EMD shall be forfeited without any notice. After deposit of 25% and confirming the sale by the Authorised Officer, the bidder shall have to pay remaining amount i.e. 75% of the bid amount on or before 15 working days from the receipt of the confirmation letter or within such extended period as may be agreed upon in writing solely at the discretion of the Authorised Officer.
- (9) If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount deposited so far would be forfeited without any notice and property/assets shall be put to re-auction. The defaulting bidder shall have no claim/ right in respect of property/assets amount. The EMD amount of unsuccessful bidder will be refunded on closure of the e-auction/sale proceeding as per instructions provided in the Auction Bid Form.
- (10) The sale is subject to confirmation of the Authorised Officer. Sale Certificate will be issued in the name of the purchaser(s)/applicant (s) only and will not be issued in any other name(s).
- (11) The Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction at any stage without assigning any reason thereof.
- (12) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- (13) Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Saraswat Co-op. Bank Ltd. nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Authorised Officer
Saraswat Co-operative Bank Ltd.