

THE MAHARASHTRA STATE CO-OPERATIVE BANK LTD., MUMBAI
(Incorporating The Vidarbha Co-operative Bank Ltd.)
(Scheduled Bank)

Head Office: (Sir Vithaldas Thackersey Memorial Bldg.)
9, Maharashtra Chamber of Commerce Lane, Fort, Mumbai - 400 001
Post Box No.472 Tel Nos. 91-022-22800747/22876020. Website: <https://mscбанк.com>

TENDER NOTICE FOR LEASE OF SSK MOVABLE & IMMOVABLE ASSETS

The secured properties of Bhima Sahakari Sakhar Karkhana Ltd., Madhukarnagar, Patas, Tal.Daund, Dist: Pune are attached by the MSC Bank as per provisions of SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI Act, 2002).

The loan outstanding dues as on 31/10/2021 of consortium Member Bank i.e. The Pune DCC Bank is Rs.16231.00 lakh and the outstanding dues of The Maharashtra State Co-op. Bank Ltd., is Rs.3325.23 lakh. To settle the dues of The Pune DCC Bank under their "One Time Settlement Scheme" should be as per mutual arrangement between karkhana and The Pune DCC Bank.

The repayment of outstanding dues of The Pune DCC Bank under their "One Time Settlement Scheme is the responsibility of the borrower Karkhana and/or lessee. Hence the rent received under this lease agreement shall be exclusively appropriated towards recovery of dues of The Maharashtra State Co-op. Bank Ltd., Mumbai.

And therefore, The Maharashtra State Co-op. Bank Ltd., Mumbai, invites the bids with packed envelope for "lease out" the properties of Bhima Sahakari Sakhar Karkhana Ltd., Madhukarnagar, Patas, Tal. Daund, Dist. Pune for the period (Maximum 25 years) from 2021-2022 to 2045-46 to recover the exclusive outstanding dues.

The Schedule of Programme are as follows The detailed terms & conditions, guidelines and further details are available on Bank's official Website: <https://mscбанк.com> from 19.11.2021 onwards.

Sr.No.	Details	Date
1	Buy/download Tender Document	19.11.2021 to 03.12.2021
2	Inspection of the Property	23.11.2021 to 24.11.2021 (by 10.00a.m. to 5.00 p.m.)
3	Submission of Tender	03.12.2021 (by 5.00 p.m.)
4	Bid Opening Date	04.12.2021 at 11.00 a.m

Brief Description of the Properties to be Leased :-

(Rs in Lakh)						
Sr. No	Name of the Unit	Capacity & Year of Last Season	Minimum Expected Rent per Year	Property Description	EMD	Outstanding as on 31/10/2021
1	2	3	4	5	6	7
1	Bhima Sahakari Sakhar Karkhana Ltd., Madhukarnagar, Patas, Tal.Daund, Dist-Pune	5000 TCD & Distillery 45 KLPD & Cogan 19.5 M.W. last season 2018	For fist year Rs.100.00 lakh, Second Year Rs.200.00 lakh, 3 to 5 years Rs.400.00 lakh & from 6 year & onwards Rs.600.00 lakh (+Tagging Rs.100/- per M.T. Crushing) per year for cogan Rs.50.00 lakh & Tagging on Ethanol Rs.2.50 per litre & on Spirit Rs.2.00 per litre	Land (71.90 H.R.) Factory Building, Plant & Machinery & Distillery & Cogan	161.33	MSCBank 3325.23 Consortium Pune DCC Bank 16231.00

Terms and Conditions for LEASE

1	The Bank intends to Lease the asset detailed above as "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER WHICH IS WITHOUT ANY WARRANTY, GUARANTEE, WITHOUT ANY RECOURSE, ASSURANCE AND UNDERTAKING OR REPRESENTATION OF ANY KIND WHATSOEVER". The AO does not take or assume any responsibility for any shortfall of the movable/immovable asset, for procuring any permissions etc., or for any dues,
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	statutory or otherwise viz. Provident Fund, Sales Tax, Central Excise, Worker's Dues. Property Tax. Electricity Charges, Water Charges etc., of any authority established by law. Payment of all the dues (Past, Existing & Future) have to be borne/paid by the Lessee. Bank will not responsible for the same.
2	Please note that the Bid/Tender should not be less than minimum expected rent amount per year mentioned against in above Colum No.4 & as per Annexure-II of Tender Form. The rent amount mentioned in the Tender/Bid shall be considered as final and subject to no negotiation. On the date of opening of the Tender, all the received Lease Tender will be open in presence of all Bidders, Received Tenders will be placed before Banks Hon. Executive Committee for final decision.
3	EMD should be paid against each Unit as mentioned in Colum No.6 through RTGS/NEFT (IFSC: MSCI 0082002, A/c No.0002116900000010 A/c Name : DIRR Head office) to "The Maharashtra State Co-operative Bank Ltd.," on or before the last date of submission of tender. The EMD shall be refunded to unsuccessful bidder on same day or next day. The EMD will not carry any interest.
4	The Tender document can be obtained during 19.11.2021 to 03.12.2021 from the undersigned on any working day (Except Public Holidays) between 11.00 a.m. to 5.00 p.m., on payment of non-refundable fee of Rs.5,000/- + G.S.T. Rs.900/- = Rs.5,900/- (Rupees Five Thousand Nine Hundred only) by NEFT. The Tender documents are available at Mumbai Head Office with Manager DIRR Department and Respective Authorised Officer at Regional Offices, at Pune as mentioned in the tender document. Further it can also be downloaded from banks website https://mscбанк.com In case of downloaded document, the document fees shall be paid through NEFT before submission of the tender.
5	Tender should be submitted in drop Box kept at 2nd Floor, H.O., Mumbai on or before 03.12.2021 by 5.00 p.m.
6	Date of opening of Lease Tender is on 04.12.2021 at 11.00 a.m.,
7	The AO reserves the right to accept/ reject any/or all the tenders without assigning any reasons. The AO reserves the right to lease the Asset/Properties by any of the mode as prescribed in the SARFAESI Act,2002.
8	The successful bidder Tenderer would be required to bear all the necessary expenses like stamp duty, registration expenses etc., for Lease Agreement of Secured assets.
9	The Tender document is available on MSC Bank's website: https://mscбанк.com from 19.11.2021 to 03.12.2021.
10	The terms & conditions mentioned in Bid/ Tender document shall apply to lease.
11	For the detail terms & conditions and further necessary information, kindly visit to advertisement dated 19/11/2021 uploaded on Bank's website: https://mscбанк.com
12	Interested bidder may visit/Inspect the properties of Karkhana from 23.11.2021 & 24.11.2021 during officer hours 10.00 a.m. to 5.00 p.m. by seeking prior confirmation of Respective Authorised Officer/ Incharge Regional Offices.
13	The interested parties shall carry out Due Diligence at their own cost. All the submitted tender should be placed before Bank's Hon.Executive Committee for finalisation. The Successful Bidder shall be communicated accordingly.
	<p><u>STATUTORY LEASE NOTICE UNDER SARFAESI ACT,2002</u></p> <p>The Borrower and Guarantors are hereby noticed to pay the total outstanding dues of the MSC Bank & Consortium Bank before the opening of bid. Failing which, the secured assets will be Leased out for recovery of dues and if the entire outstanding dues are not recovered from rent amount the balance amount if any, will be recovered with interest and cost from you.</p> <p style="text-align: right;">SD/- (Dr.Ajit Deshmukh) Managing Director & Authorised Officer The Maharashtra State Co-op.Bank Ltd.,Mumbai</p> <p>Date : 19/11/2021 Place Mumbai</p>