

**BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.**

(MULTI-STATE SCHEDULED BANK)

Central Office : "Marutagiri", Plot No. 13/9A, Sonawala Road, Goregaon (East),
Mumbai-400063. Tel. : 61890131 / 61890083.**AUCTION
NOTICE****AUCTION SALE OF IMMOVABLE PROPERTY/IES**

Sealed Offers/Tenders are invited from the public/intending bidders for purchasing the following immovable property/ies on "as is where is basis and as is what is basis" under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of Security Interest Enforcement Rules 2002.

Sr. No	NAME OF THE MORTGAGOR / BORROWERS & BRANCH	OUTSTANDING AMOUNT AS PER DEMAND NOTICE	PROPERTY DESCRIPTION & ENCUMBRANCES KNOWN TO THE BANK	i. RESERVE PRICE, ii. EARNEST MONEY DEPOSIT (EMD) iii. BID INCREMENT AMOUNT (Over & Above Highest Bid Amount)	i. DATE & TIME OF INSPECTION ii. LAST DATE & TIME OF SUBMISSION OF TENDERS / OFFERS	DATE AND TIME OF OPENING THE TENDERS
1	Mr. Amit Rakesh Upadhyay, Proprietor of M/s. Amit Couriers & Cargo and also Son & Legal Heir of Late Rakeshchandra Amarnath Upadhyay, deceased Joint/Co-Borrower Joint/Co-Borrower : i) Mrs. Khushabu Amit Upadhyay ii) Ms. Shashi Rakesh Upadhyay Wife & Legal Heir of Late Rakeshchandra Amarnath Upadhyay, deceased Joint/Co-Borrower iii) Ms. Renu Ashish Upadhyay Wife & Legal Heir of Late Ashish Upadhyay, Son & Legal Heir of Late Rakeshchandra Amarnath Upadhyay, deceased Joint/Co-Borrower iv) Mr. Ayush Ashish Upadhyay Son & Legal Heir of Late Ashish Upadhyay, Son & Legal Heir of Late Rakeshchandra Amarnath Upadhyay, deceased Joint/Co-Borrower v) Ms. Akshita Ashish Upadhyay Daughter & Legal Heir of Late Ashish Upadhyay, Son & Legal Heir of Late Rakeshchandra Amarnath Upadhyay, deceased Joint/Co-Borrower [Lamington Road Branch] [2nd Auction Notice]	Demand Notice Date : 06.10.2023 Loan Account No.002933330000108: Rs.70,64,389/- as on 26.09.2023 together with further interest @10.20% per annum + penal interest @ 2% per annum thereon with effect from 27.09.2023. Loan Account No.002914900000287: Rs.17,58,191/- as on 30.09.2023 together with further interest @13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.10.2023 (Less amount paid if any thereafter)	Flat No. 406, admeasuring 659 Sq. Fts. i.e. 61.22 sq. mts. (Carpet area) situated on the 4th Floor of Building known as "W-29 Project Lodha Amara", constructed on land bearing Survey Nos.59/1(Part), 60(Part), 61(Part), 62(Part) & Others at village Balkum, Survey Nos.49/1/C(Part), 50/12B/2, 12B/3(Part), 13(Part), 51/1B(Part) & Others at village Kolshet, and village Dhokali, Taluka & District Thane in the registration Sub District & District Thane - 400607.	i. Rs. 1,00,00,000/- ii. Rs. 10,00,000/- iii. Rs.1,00,000/-	i. 26.02.2026 from 11.00 a.m. to 05.00 p.m. ii. 09.03.2026 upto 05.00 p.m.	10.03.2026 at 11.00 a.m.
2	Mr. Paraskumar Chaganlal Jain Joint/Co-Borrower: Mrs. Sushmadevi Paraskumar Jain [Charkop Branch] [2nd Auction Notice]	Demand Notice Date : 14.12.2021 Loan Account No. 007833330001110: Rs.71,75,347/- as on 30.11.2021 together with further interest @9.90% per annum + penal interest @ 2% per annum thereon with effect from 01.12.2021. (Less amount paid if any thereafter)	Flat No 401, 4th Floor admeasuring 855(79.43 Sq.Mtrs) Sq Ft Built up area, Shree Chhaya, Plot No.416, Sarsole (G.E.S), Sector 6, Behind Indusind Bank & Opp. State Bank of India, Off. Ahilya Gokul Patil Marg, Off. Palm Beach Road, Nerul, Village Sarsole District Navi Mumbai - 400706	i. Rs.88,50,000/- ii. Rs. 8,85,000/- iii. Rs.50,000/-	i. 26.02.2026 from 11.00 a.m. to 05.00 p.m. ii. 09.03.2026 upto 05.00 p.m.	10.03.2026 at 03.00 p.m.
3	Mr. Vinod Kumar Jain, Prop. of M/s. Mahalaxmi Fashion [Peenya, Bengaluru Branch] [2nd Auction Notice]	Demand Notice Date : 02.09.2024 Loan Account No. 004513100000156: Rs.13,29,160.03 as on 31.08.2024 together with further interest @13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.09.2024. (Less amount paid if any thereafter)	Flat No.401, admeasuring 400 sq.ft Carpet area equivalent to 480 sq.ft Built up area on the Fourth Floor of the building "ASHTAVINAYAK" constructed on land bearing Plot No.96 under 12.5%, admeasuring about 247.27 sq.mtrs situated at Navde (G.E.S) Taluk Panvel, District Raigad. Navi Mumbai	i. Rs. 18,00,000/- ii. Rs.1,80,000/- iii. Rs.25,000/-	i. 11.03.2026 from 11.00 a.m. to 05.00 p.m. ii. 23.03.2026 upto 05.00 p.m.	24.03.2026 at 11.00 a.m.
4	M/s. Akreeta Infra Private Limited Directors & Joint/Co-Borrowers: i) Mr. Deepak Akhilesh Shukla ii) Mr. Surajkumar Akhileshkumar Shukla Joint/Co-Borrowers: iii) Mr. Akhileshkumar Ramlakhan Shukla [Goregaon East Branch] [1st Auction Notice] Mr. Akhileshkumar Ramlakhan Shukla Prop. Of M/s. Shukla Earth Movers Joint/Co-Borrower: Mrs. Rita Akhileshkumar Shukla [Goregaon East Branch] [1st Auction Notice]	Demand Notice Date : 03.10.2024 Loan Account No. 000313100007922: Rs.4,69,67,031/- as on 30.09.2024 together with further interest @13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.10.2024 (Less amount paid if any thereafter)	Flat No.602, admeasuring 660 Sq.Ft. built up Area on the 6th Floor, E Wing of Building known as Ashok Avenue Co-operative Housing Society Ltd, constructed on piece and parcel of land bearing CTS Nos. 30/A to D, 30/1 Village Tungwa, Off. Military Road, Near Tata Power Station, Taluka Kuria, Marol Village, Tungwa, Andheri East, Mumbai-400072, along with share, rights, title & interest in the capital of the Society under Share Certificate No.66	i. Rs. 1,50,00,000/- ii. Rs. 15,00,000/- iii. Rs. 1,00,000/-	i. 11.03.2026 from 11.00 a.m. to 05.00 p.m. ii. 23.03.2026 upto 05.00 p.m.	24.03.2026 at 12.00 noon
5	Mrs. Beena Prasad Bano	Demand Notice Date : 12.12.2024	Flat No. D/204, admeasuring	Rs. 10,00,000/-	i. 11.03.2026 from	24.03.2026

[1st Auction Notice]		(Less amount paid if any thereafter)			
5	Mrs. Pooja Prasad Rane Joint/Co-Borrower: Mr. Prasad Shashikant Rane [Vasai West Branch] [1st Auction Notice]	Demand Notice Date : 12.12.2024 Loan Account No. 002433330000413: Rs.15,21,289/- as on 08.12.2024 together with further interest @10.20% per annum + penal interest @ 2% per annum thereon with effect from 09.12.2024 (Less amount paid if any thereafter)	Flat No. D/204, admeasuring 49.57 sq. mtrs. carpet area situated on the Second Floor at D Wing, Building No. 2 known as "Siddhivinayak Complex", constructed on land bearing Survey No. 137 at village Padghe, Umroli, Taluka and District Palghar in the registration Sub District and District Palghar, Padghe, Palghar	i. Rs. 19,00,000/- ii. Rs.1,90,000/- iii. Rs.25,000/-	i. 11.03.2026 from 11.00 a.m. to 05.00 p.m. ii. 23.03.2026 upto 05.00 p.m.
6	Mr. Rakesh Thribhuvan Varma Joint/Co-Borrower: Mrs. Savita Rakesh Varma [Matunga Branch] [1st Auction Notice]	Demand Notice Date : 10.06.2024 Loan Account No. 009933330000301: Rs.22,17,142/- as on 15.05.2024 together with further interest @10.20% per annum + penal interest @ 2% per annum thereon with effect from 16.05.2024 (Less amount paid if any thereafter)	Flat No.302, admeasuring 34.04 sq.mtrs Carpet Area plus 5.85 sq.mtrs carpet W/S, F/B Balcony Area, Building No.A2, 3rd Floor, of building known as Nandadeep Residency, constructed on piece and parcel of land bearing Survey No.3, Hissa No.1B, Survey No.4, Hissa No.1, Survey No.4, Hissa No.2, Survey No.4, Hissa No.3, Survey No.4, Hissa No.4A2, Survey No.4, Hissa No.4B, Surevy No.81, Hissa No.1B, Village Vadavali Tarfe Varedi, within the Registration Sub District Karjat, registration District Raigad, Taluka Karjat, District Raigad, and within the jurisdiction of Panvel Panchyat Samiti, Karjat and the Zilla Parishad Raigad, Old Karjat Kalyan Road, Bhivpuri, Karjat, Taluka Karjat, District Raigad - 410 201	i. Rs. 17,00,000/- ii. Rs.1,70,000/- iii. Rs.25,000/-	i. 11.03.2026 from 11.00 a.m. to 05.00 p.m. ii. 23.03.2026 upto 05.00 p.m.

Terms and Conditions of the Bharat Co-operative Bank (Mumbai) Ltd – Auction Sale:-

- Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Bank is not responsible for encumbrances unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected.
- The Bidder shall submit bid / offers alongwith their KYC documents and 10% of EMD amount by Pay Order / D.D. drawn in favour of "Bharat Co-operative Bank (Mumbai) Ltd." [Envelope containing the Bids / offer should superscribed as Bid for "Flat No. _____"].
- Place of Submission and opening of Tenders/Offer : Bharat Co-operative Bank (Mumbai) Ltd., Central Office – Recovery & Legal Department, Marutagiri, Plot No.13/9A, Sonawala Road, Goregaon (East), Mumbai – 400 063.
- Outstanding Builder / Society dues, Property Tax, Utility Bills etc. and Charges for documentations, transfer fees of Society / Builders / Revenue Department, Conveyance, Stamp Duty, Registration Charges with the Joint Sub-Registrar of Assurances as applicable and other statutory dues if any, shall be borne by the purchaser and the Bidder / purchaser above should complete all the transfer formalities & the Bank will not be responsible in any manner whatsoever, in this regard.
- In case of more than one bid is received for above Reserve Price, the Bidders present during the opening of the Tenders may participate in the Oral Bidding / Inter-se Bidding. The Authorised Officer of the Bank have discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realize highest sale value for the said property/ies. Bidders are, therefore advised to remain themselves or through their duly authorized representative(s) well before time, who can take the decision for them.
- The Authorised Officer reserves the right to reject any or all tenders and/or postpone the date and time of opening of tender or sale confirmation without giving any reason thereof.
- Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid /offers to realize a good value.
- The successful bidders should deposit 25% (including 10% EMD) of the bid amount immediately on the same day or not later than next working day, as the case may be, of opening of bids and balance 75% within 15 days from the date of opening the tenders. In case, successful bidder failed to pay the remaining 15% of the bid amount as aforesaid then the EMD amount shall stand forfeited automatically without any further notice.
- If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of opening the offers, the deposited amount shall stand forfeited.
- In case of non-acceptance of offer of purchaser by the Secured Creditor / Authorised officer, the EMD amount of 10% paid along with the application will be refunded / returned without any interest to the unsuccessful bidders.
- The Principal Borrower / Joint-Borrower / Guarantor / Mortgagor is hereby informed in their own interest to take away all the movables, personal belongings, office documents / equipments / papers, articles, etc. which are not hypothecated to the Bank, if any lying in the above said premises with prior intimation in writing to the Authorised Officer, failing which the same shall be removed / disposed-off as scrap without any realizable, value without giving any further notice to you Borrower / Joint-Borrower / Guarantor / Mortgagor to enable us to handover the vacant and peaceful possession of said assets to the successful bidders on receipt of entire sale amount, which please take note.

Note : 1) This is also a 30/15 days notice as the case may be to the Borrower / Joint-Borrower / Guarantor / Mortgagor of the above loan accounts under Rule 8[6] of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the above said secured assets on abovementioned date if your dues are not cleared in full. 2) The Bank will not be responsible for payment or any arrears or taxes or assessment taxes or maintenance etc. 3) Notice is hereby given to you Mortgagors / Borrowers / Joint-Borrowers / Sureties / Guarantors u/s.13(8) of the SARFAESI Act, 2002 to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold in Auction Sale and you shall be liable for balance outstanding dues remains, if any with interest, charges, expenses, costs etc. after adjusting the Net Sale proceeds i.e. Sale Price less incidental expenses & TDS as applicable. 4) Conditions Apply.

Date : 20.02.2026
Place: Mumbai

Sd/-
AUTHORISED OFFICER
BHARAT CO-OPERATIVE BANK (MUMBAI) LTD