



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 / 61890134 / 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. Sabaji Bhagwan Ghatle (Charkop Branch) [1st Auction Notice]	Demand Notice Date : 08.07.2024 Loan Account No.007833330000803: Rs.15,04,871/- as on 19.06.2024 together with further interest @ 10.20% per annum + penal interest @ 2% per annum thereon with effect from 20.06.2024. (Less amount paid if any thereafter)	Flat No. 01, admeasuring 36.24 sq. mtrs. built up area situated on the Ground Floor of Building No. 3, known as 'Sai Yash Heights', constructed on land bearing Survey No. 189, Hissa No. 4-A, at village More, Taluka Vasai, District Palghar in the registration Sub District Vasai and District Palghar - 401209	i. Rs. 21,06,000/- ii. Rs. 2,10,600/- iii. Rs. 10,000/-	i. 03.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 25.06.2025 upto 05.00 p.m.	26.06.2025 at 11.00 a.m.
2	Mr. Maneesh Krishna Suvama, Proprietor of M/s. SBS Infotech Joint/Co-Borrower : Mrs. Prapathi Maneesh Suvama Mrs. Leela Krishna Suvama (Bhandup West Branch) [1st Auction Notice]	Demand Notice Date : 22.05.2024 Loan Account No.000213100011999: Rs. 6,29,60,446.68 as on 10.05.2024 together with further interest @ 11.00% per annum + penal interest @ 2% per annum thereon with effect from 11.05.2024. Loan Account No.000233510067403: Rs.15,83,914.50 as on 30.04.2024 together with further interest @ 11.00% per annum + penal interest @ 2% per annum thereon with effect from 01.05.2024. Loan Account No. 000233330000183: Rs.59,75,684.81 as on 30.04.2024 together with further interest @ 10.20% per annum + penal interest @ 2% per annum thereon with effect from 01.05.2024. (Less amount paid if any thereafter)	Flat No.7750, admeasuring 220 sq. ft. carpet area 4th Floor, A wing, Building No.197, Vainatey Co.Op.Housing Society, Kannamwar Nagar 2, M H B Colony, Vikroli East, Mumbai - 400 083 constructed on plot of land bearing Survey No.113 P. CTS No.356 P of village Vikroli, Taluka Kuria, District Mumbai Flat No. 2403, admeasuring 843 sq. ft. carpet area, i.e.78.33 sq.mtrs carpet area, 24th Floor, Wing B-1, Godrej Platinum B-1 Co.Operative Housing Society Ltd, Godrej Garden Enclave, Phirojshah Nagar, Near Godrej Memorial Hospital, Vikroli East, Mumbai 400 079 along with 2 car parking slots being slot no. P/6 having dimension 5.50 meters in length and 2.50 meters in width and slot no. P/7 having dimensions 4.50 meters in length and 2.30 meters in width constructed on plot of land bearing CTS No. 8A/1, of village Vikroli, Taluka Kuria, Mumbai Suburban District	i. Rs. 55,00,000/- ii. Rs.5,50,000/- iii. Rs.20,000/- i. Rs. 3,03,50,000/- ii. Rs.30,35,000/- iii. Rs.1,00,000/-	i. 04.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 30.06.2025 upto 05.00 p.m. i. 05.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 30.06.2025 upto 05.00 p.m.	01.07.2025 at 11.00 a.m. 01.07.2025 at 12.00 noon
3	Mr. Praveen Kumar Harkishan Singh Prop. of M/s. Sanskriti Enterprises Joint/Co-Borrowers: Mr. Sadanand Ramcharitra Singh Mrs. Sadhana Vimal Singh (Mulund West Branch) [1st Auction Notice]	Demand Notice Date : 20.09.2021 Loan Account No.005213100000101: Rs.93,19,977.31/- as on 31.08.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.09.2021. Loan Account No.005233510000315: Rs.24,37,008/- as on 03.09.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 04.09.2021. Loan Account No. 005234010000030: Rs.4,37,175/- as on 31.08.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.09.2021. (Less amount paid if any thereafter)	Flat No.42, admeasuring 350sq.ft. Carpet area on the Fourth Floor in the Building No.1 in 'B' Wing of Asalpha Ek-veera Darshan Co-operative Housing Society Ltd., constructed on piece and parcel of land bearing C.T.S.No.121 of Village Asalpha Taluka Kuria situated at Andheri Ghatkopar Road, Pipeline, Bhatwadi, Ghatkopar (West), Mumbai - 400 084	i. Rs. 60,00,000/- ii. Rs.6,00,000/- iii. Rs.30,000/-	i. 06.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 01.07.2025 upto 05.00 p.m.	02.07.2025 at 11.00 a.m.
4	Mr.Santakumar Ramgati Maliah Prop. of M/s.Shree Sadguru Fruit Merchant & Fabricators (Wadala Branch) [3rd Auction Notice]	Demand Notice Date : 10.08.2020 Loan Account No.005932500000240: Rs.14,65,539/- as on 16.07.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 17.07.2020. (Less amount paid if any thereafter)	(i) Gala No.2, admeasuring 155 sq.ft. equivalent to 14.40 sq.meters built up area and (ii) Gala No.3, admeasuring 175 sq.ft. equivalent to 16.26 sq.meters built up area on the Ground Floor in 'B' Wing of Prince Palace Co-operative Housing Society Ltd., constructed land bearing Survey No.78, Hissa No.B (part), Plot No.H, situate, lying and being at Village Navli, Taluka and Grampanchayat Samiti Palghar, District Palghar - 401 404	i. Rs. 14,00,000/- ii. Rs.1,40,000/- iii. Rs.10,000/-	i. 03.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 11.06.2025 upto 05.00 p.m.	12.06.2025 at 11.00 a.m.

5	M/s. Triveni Health Care Partners & Joint/Co-Borrowers: Mr. Mustafa Peer Mohamed Mr. Akash Narsingh Nayak Joint/Co-Borrower: Mrs. Purnima Akash Nayak [Malad West Branch] [1st Auction Notice]	Demand Notice Date : 06.12.2021 Loan Account No.002713100000460: Rs.94,91,275.47/- as on 30.11.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.12.2021. Loan Account No.002734010000058: Rs.7,31,679/- as on 30.11.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.12.2021. (Less amount paid if any thereafter)	Unit No.29, admeasuring 110.60 sq. mtr area in the Industrial Building known as Dwarka Industrial Estate, lying and situate at Survey No.70, Hissa No.1(P), Near CIDCO Office, Trimurti Industries, Naikpada, Village Waliv, Taluka Vasai, Vasai (East), District Palghar-401 208	i. Rs. 60,71,000/- ii. Rs.6,07,100/- iii. Rs.30,000/-	i. 10.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 02.07.2025 upto 05.00 p.m.	03.07.2025 at 11.00 a.m.
6	Mrs. Jayashree Rajendra Avhad Proprietress of M/s.Tirupati Logistics [Kanjurmarg Branch] [1st Auction Notice]	Demand Notice Date : 07.06.2021 Loan Account No.007233510000016: Rs.47,93,294/- as on 06.06.2021 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 07.06.2021. (Less amount paid if any thereafter)	Shop No.5 and 6, admeasuring 9.45 sq. meters each totally admeasuring 18.90 sq. meters carpet area and Loft, admeasuring 2.50 sq. meters carpet area on the Ground Floor in 'B' Wing of Building known as "Ramasmruti" constructed on piece and parcel of land bearing Plot No.H/11 of Village Diwale, Divalpada, Sector 14 under 12.5% Scheme (G.E.S.), G.E.S.Belapur, Taluka and District Thane, Navi Mumbai-400 614	i. Rs. 60,00,000/- ii. Rs.6,00,000/- iii. Rs.30,000/-	i. 11.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 03.07.2025 upto 05.00 p.m.	04.07.2025 at 11.00 a.m.
7	Mrs. Manjula Mahesh Maru Proprietress of M/s. Chamunda Caterers Joint/Co-Borrowers: Mrs. Namalben Mansur Maru Mr. Mahesh Mansur Maru [Charkop Branch] [1st Auction Notice]	Demand Notice Date : 29.02.2024 Loan Account No.007833550000160: Rs.8,11,326.43/- as on 25.02.2024 together with further interest @ 12.50% per annum + penal interest @ 2% per annum thereon with effect from 26.02.2024. (Less amount paid if any thereafter)	Flat No.A-2, admeasuring 38.05 sq.meters carpet area, i.e., 450.35 sq.ft. built up area, on the Ground Floor of the Building known as "Paras Avenue" constructed on land bearing Plot No.15, Survey No.37, Hissa No.1 forming part of Vishal Development Scheme of Village Sopara situated at Near Rahul International School & Hanuman Mandir, Hanuman Nagar, Nallasopara (West), Taluka Vasai, District Palghar - 401 203	i. Rs. 18,00,000/- ii. Rs.1,80,000/- iii. Rs.10,000/-	i. 11.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 07.07.2025 upto 05.00 p.m.	08.07.2025 at 11.00 a.m.
8	M/s. Shiv Shakti Fab Partners & Joint/Co-Borrowers : Mr. Rajkaran Mathura Singh Mr. Manojkumar Rajkaran Singh Mr. Krishnakumar Rajkaran Singh Mrs. Lalitidevi Rajkaran Singh [Lamington Road Branch] [1st Auction Notice]	Demand Notice Date : 30.01.2024 Loan Account No.002933510065794: Rs.93,79,827.04/- as on 29.01.2024 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 30.01.2024. Loan Account No.002933510065828: Rs.1,15,36,585.31/- as on 12.01.2024 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 13.01.2024. (Less amount paid if any thereafter)	Flat No.8, admeasuring 665 sq.ft. carpet area on the 3rd Floor in 'B' Wing of Samarpan Co-operative Housing Society Limited constructed on land bearing C.T.S.No.452 to 464 of Village Kirol situated at 58 & 59, Sant Narsimha Mehta Marg, New Manekial Estate Road, Near Jagruti Nagar Metro Station & Oriental Bank, Ghatkopar (West), Mumbai - 400 086	i. Rs. 1,19,00,000/- ii. Rs.11,90,000/- iii. Rs.50,000/-	i. 12.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 09.07.2025 upto 05.00 p.m.	10.07.2025 at 11.00 a.m.
9	Mr. Sandeep Natvarlal Gopani Prop. of M/s. Shreyash Enterprises Joint/Co-Borrowers: Mr. Shreyash Sandeep Gopani [Goregaon (East) Branch] [4th Auction Notice]	Demand Notice Date : 25.09.2020 Loan Account No.0003131000007595: Rs.1,92,38,922.44 as on 31.08.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 01.09.2020. (Less amount paid if any thereafter)	Flat No.A/202, admeasuring 600 sq.ft. super built up area on the Second Floor in 'A' Wing of Vaishali Co-operative Housing Society Limited with Car Parking Space No.3 constructed on land bearing TPS III, F.P.No.734, CTS No.793 of Village Borivali, Taluka Borivali situated at Opp.Soni Wadi, Chicken Villa Lane, Sadgurudev Shri Kanji Swami Marg, Shimpoli Road, Borivali (West), Mumbai - 400 092	i. Rs.1,08,00,000/- ii. Rs.10,80,000/- iii. Rs.1,00,000/-	i. 03.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 16.06.2025 upto 05.00 p.m.	17.06.2025 at 11.00 a.m.
10	M/s.V Vaishali Consultant Pvt.Ltd., Joint/Co-Borrowers Mr. Sujit Kumar Singh Mr. Mahendra Dasharath Kesarkar Mrs.Archana Mahendra Kesarkar [Mulund (West) Branch] [8th Auction Notice]	Demand Notice Date : 27.07.2020 Loan Account No.005233510000245: Rs.59,29,092.00 as on 29.06.2020 together with further interest @ 13.90% per annum + penal interest @ 2% per annum thereon with effect from 30.06.2020. ii.Loan Account No.005233580000046: Rs.29,90,665.59 as on 14.07.2020 together with further interest @ 12.90% per annum + penal interest @ 2% per annum thereon with effect from 15.07.2020.	Shop No.C-308, admeasuring 367 sq.ft. carpet area equivalent to 34.10 sq. meters on the 3rd Floor along with one reserved Car Parking Space No.118 in the two level basement in the Commercial Building known as "Eastern Business District" (formerly known as "Magnet Mall") constructed on land bearing CTS No.372 (Part) and 372/1 to 372/65 (Part) of Village Kanjur, Taluka Kurla within the Registration District and Sub District of Mumbai City and Mumbai Suburban situated at L.B.S.Road, Bhandup (West), Mumbai-400 078	i. Rs.60,00,000/- ii. Rs.6,00,000/- iii. Rs.30,000/-	i. 04.06.2025 from 11.00 a.m. to 05.00 p.m. ii. 17.06.2025 upto 05.00 p.m.	18.06.2025 at 11.00 a.m.

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

- 1) 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.
- 2) Tenders quoted below the "Reserve Price" will not be considered & same is liable to be rejected.
- 3) 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 / Shop No. _____"].
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) Mortgagor/borrower/joint-borrower/surety/guarantor may bring maximum bid /offers to realize a good value.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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 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 : 22.05.2025
Place: Mumbai

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