# GREATER BANK

The Greater Bombay Co-operative Bank Limited

JITO House, Plot Nos. A-56, MIDC Marol,
Next to The International by Tunga Hotel,
Andheri (E), Mumbai 400093
Opp. Marol Bus Depot
Ph : 02261285900

**Ref No: GBCB/SAD/AO/VRG/AUCTION/2025** **Date: 08.10.2025**

**AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO THE BORROWERS /GUARANTORS SALE NOTICE UNDER SARFAESI ACT 2002 (hereafter referred to as act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereafter referred to as Rules)**

Pursuant to the Notice U/S 13 (2) of the above Act, the Possession of the below mentioned properties were taken on behalf of The Greater Bombay Co- operative Bank Limited, by the Authorized officer of the Bank, Whereas the Authorised Officer of Bank has decided to sell the property described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" under rules 8 & 9 of the said Act, through auction.

Borrowers:

1. M/s. Om Sai Travels (Prop. Mrs. Vandana Dinesh Chinchwade) 2. Shri. Dinesh Balu Chinchwade 3.Shri. Gulab Baburao Chichwade - Deceased (i) Smt. Shalini Gulab Chinchwade – Wife (ii) Shri. Rajendra Gulab Chinchwade – Son (iii) Shri. Sandeep Gulab Chinchwade – Son (iv) Shri. Sudhir Gulab Chinchwade – Son (v) Mrs. Lata Manohar Savle – Daughter (Legal heirs of the deceased Late Shri. Gulab Baburao Chichwade) 4. Shri. Sudhir Gulab Chinchwade (Guarantor) 5. Shri. Rajendra Gulabrao Chinchwade (Guarantor) 6. Shri. Nikhil Machindranath Kedari (Guarantor) 7. Mrs. Lata Manohar Savle .(Guarantor)Amount Due- Rs 12,73,96,101.00 due as on 30.09.2025 with further interest thereon from 01.10.2025 with monthly rest, charges and costs etc.

| Description of the Immovable Property | Date of Auction & Time of Sale | Reserve Price (Rs.) | Earnest Money Deposit (Rs.) | Date & Time of Inspection of Properties |
|---|---|---|---|---|
| 1)Flat No. 6, Anandwan Sahakari Gruhrachana Sanstha Sahakari Maryadit, Bldg. No. B/1, Plot No. 51-63CTS No. 1818, Sudhendunagar, Chinchwad, Pune 411 033 (Area Admg. 930 Sq.Ft Built up as per Agreement) Owned by Mrs. Lata Manohar Savle | 27.10.2025 | 60,45,000.00 | 6,04,500.00 | 16.10.2025 (12.00 am to 02.00 pm) |
| 2) Flat No. 7, Anandwan Sahakari Gruhrachana Sanstha Sahakari Maryadit, Bldg.No. B/1, Plot No. 51-63CTS No.1818, Sudhendunagar , Chinchwad, Pune 411 033.(Area Admg. 660 Sq.Ft Built up as per Agreement) Owned by Shri. Gulab Baburao Chichwade. | 27.10.2025 | 42,90,000.00 | 4,29,000.00 | 16.10.2025 (12.00 am to 02.00 pm) |
| 3) Flat No.12, Anandwan Sahakari Gruhrachana Sanstha Sahakari Maryadit, Bldg. No. B/1, Plot No. 51-63 CTS No. 1818, Sudhendunagar, Chinchwad,Pune 411 033 (Area Admg. 930 Sq.Ft Built up as per Agreement) Owned by Shri. Gulab Baburao Chichwade. | 27.10.2025 | 60,45,000.00 | 6,04,500.00 | 16.10.2025 (12.00 am to 02.00 pm) |
| 4) Flat No.13, Anandwan Sahakari Gruhrachana Sanstha Sahakari Maryadit, Bldg. No. B/1, Plot No. 51-63 CTS No. 1818, Sudhendunagar, Chinchwad,Pune 411 033 (Area Admg. 660 Sq.Ft Built up as per Agreement) Owned by Shri. Gulab Baburao Chichwade. | 27.10.2025 | 42,90,000.00 | 4,29,000.00 | 16.10.2025 (12.00 am to 02.00 pm) |
| 5)Flat No.18, Anandwan Sahakari Gruhrachana Sanstha Sahakari Maryadit, Bldg. No. B/1, Plot No. 51-63CTS No. 1818, Sudhendunagar, Chinchwad, Pune 411 033 (Area Admg. 675 Sq.Ft Built up as per Agreement)Owned by Shri. Gulab Baburao Chichwade. | 27.10.2025 | 43,87,500.00 | 4,38,750.00 | 16.10.2025 (12.00 am to 02.00 pm) |
| 6)Shop No. 27,28.29,30,32,33, 33-A, 36,37, Lower Ground / Ground Floor , Kakade Corner, Bldg No.1 A/A, CTS No.1818,Sudhendunagar, Chinchwad, Pune 411 033.(Area Admg. 2646 Sq.Ft Built up) Owned by Shri. Rajendra Gulabrao Chichwade. | 27.10.2025 | 3,70,44,000.00 | 37,04,400.00 | 16.10.2025 (12.00 am to 02.00 pm) |
| 7) Shop No. 31 & 34 , Lower Ground / Ground Floor ,Kakade Corner, Bldg No.1 A/A, CTS No. 1818,Sudhendunagar, Chinchwad, Pune 411 033. (Area Admg. 657 Sq.Ft Built up) Owned by Shri. Sudhir Gulabrao Chichwade. | 27.10.2025 | 91,98,000.00 | 9,19,800.00 | 16.10.2025 (12.00 am to 02.00 pm) |

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| Gulabrao Chichwade. | | | | |
| 8) Land & Bungalow "Sai Dham" at Survey No. 12/1A,Walhekarwadi Road, Chinchwad, Pune 411 033.(Area Admg. 2050 Sq.Ft Built up) Owned by Mrs. Vandana Dinesh Chinchwade. | 27.10.2025 | 2,29,60,000.00 | 22,96,000.00 | 16.10.2025 (12.00 am to 02.00 pm) |
| 9) Land & Bunglow Utkarsh at Plot no 114,Sector No 30/32, PCNTDA , Walherkarwadi Road Chinchwad Pune-411033( Area Admg. 1350 Sq. Ft Built up) Owned by Shri. Nikhil Machindranath Kedari | 27.10.2025 | 1,70,10,000.00 | 17,01,000.00 | 16.10.2025 (12.00 am to 02.00 pm) |

1. The auction sale of property Sr. No-01 to 09 will be **on Monday, the 27.10.2025 at 02.00 p.m.** at The Greater Bombay Co-operative Bank Ltd., 1st Floor , JITO House , Plot No A-56 , Road No-01 , MIDC Marol, Next to The International by Tunga Hotel , Andheri (East), Mumbai-400 093.
2. Earnest Money Deposit (EMD) shall be deposited in favour of The Greater Bombay Co-op Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. **94823000029**, Recovery in **NPA A/c- (Name of Account).** , IFSC Code: **GBCB0000002**, before submitting the bids before **27.10.2025 up to 12.00 noon** or by way of Demand Draft in favour of **M/s. The Greater Bombay Co-operative Bank Ltd., payable at Mumbai.** Alongwith proof of identity and address of the EMD depositor.
3. The bid form along with Demand Draft or Online Transfer details shall be handed over to the Authorised Officer in sealed envelope at The Greater Bombay Co-operative Bank Ltd., 1st Floor , JITO House , Plot No A-56 , Road No-01 , MIDC Marol, Next to The International by Tunga Hotel , Andheri (East), Mumbai-400 093., **on or before 27.10.2025 up to 12.00 noon** But even on the date of Auction Authorized Officer can accept any bid at his discretion under the principle of natural justice and exercising his rights under SARFAESI Act 2002.
4. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand Only). Offer/Bid amount lesser than reserve price shall not be entertained. All concerned parties of Borrower / Co- Borrower and their Guarantors are hereby informed to be present at the time and place of auction on **27.10.2025.**
5. The successful bidder shall have to pay 25 % of the purchase amount (including Earnest Money, already paid), immediately on closure of the auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-2 above. The remaining entire balance amount of the sale price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, Bank is at liberty to forfeit the amount deposited by the successful bidder.
6. The EMD of the unsuccessful bidder will be returned within 3 working days from the closure of the auction sale proceedings.
7. The sale is subject to confirmation by the Bank. If the borrowers/ co-borrowers/ guarantor pay the amount due to the bank in full before date of sale, no auction sale will be conducted.
8. The property is sold in **" AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS"** and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/ encumbrances over the property or on any other matter, etc., will be entertained after submission of the bid.
9. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/ postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
10. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, Taxes and rates and outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
11. The intending purchasers can inspect the property on respective date mentioned above. For inspection of the properties, please contact to Authorised Officer Mob No. **9820871640 / 8422080163.** The bid forms are available on payment of Rs. 100/- on any working day at the Stressed Accounts Department, 1st Floor , JITO House , Plot No A-56 , Road No-01 , MIDC Marol, Next to The International by Tunga Hotel , Andheri (East), Mumbai-400 093.
12. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended w.e.f. 04.11.2016.

**STATUTORY 15 DAYS NOTICE TO BORROWERS/GUARANTORS/MORTGAGOR**

Payment of the outstanding dues be paid on or before the date of the auction. The right of redemption will subsist only till the Sale Certificate issued in favour of auction purchaser is registered but not thereafter.

**Place : Mumbai**
**Date: 08.10.2025**

**Sd/- Authorised Officer**
**The Greater Bombay Co. Op. Bank Ltd.**