



The Mogaveera Co-operative Bank Ltd.

Regd. & Administrative Office:

5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058

Contact for Details : 9833220680/9819132445/9821872846/8451980198/9702362456 Email - recovery@mogaveerabank.com

PUBLIC NOTICE FOR SALE

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s)/mortgagor(s) mentioned herein-under, the public and all concerned including the concerned borrower(s)/mortgagor(s), their legal heirs/representatives, as the case may be are hereby informed that the Sealed Offers/Tenders along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit are invited by the Bank for sale of the following Immovable Property on **"as is where is basis"** and on **"as is what is basis"**, in terms of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.

Description of Immovable Asset/s/Properties	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Inspection of the Property	Date and time of opening the tenders :	Name of the Borrower/ Mortgagor	Outstanding Loan Amount :	Name & Address of the Secured Creditors :	Date, time and place of Submission of Tenders/Offer :
Fiat No. A/4, 2nd Floor, Venus Regency C.H.S.L., Navroji Lane, Above Tribhuvan Dairy, Ghatkopar (West), Mumbai-400086. admeasuring 875 sq.ft. (Carpet).	Rs. 2,00,00,000/-	Rs. 10,00,000/-	17/10/2025 From 11 a.m to 4 p.m.	20/10/2025 From 11 a.m onwards.	M/s. Vidhi Enterprises (Prop : Mr. Ashwin Shivji Patel) - (Borrower & Mortgagor) Mrs. Sharada Ashwin Patel - Surety/Mortgagor	Rs. 1,56,09,951.96 (Rupees One Crore Fifty Six Lakhs Nine Thousand Nine Hundred Fifty One and Nine Six Paise Only) as on 30/06/2023 plus further interest from 01.07.2023. (OD/1529) (GKP).	The Mogaveera Co-operative Bank Ltd. 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058. Contact nos. - 9833220680/ 9819132445/ 9821872846/ 8451980198/ 9702362456	Sealed Tenders/Offer along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 18/10/2025 upto 4 p.m. at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058.
Industrial Gala no. 4, Ground floor, Amit Smriti Industrial Estate, Navghar Naka, Near Lokmanya School, Village Khari, Bhayander (East), Dist. Thane-401105 admeasuring 313 sq.ft. (Carpet).	Rs. 18,00,000/-	Rs. 50,000/-	18/10/2025 From 11 a.m to 4 p.m.	23/10/2025 at 11 a.m onwards.	M/s. Ashwini Industries (Prop. Mr. Anil Anand Bangera) - Borrower	Rs. 1,47,09,377/- (Rupees One Crore Forty Seven Lakhs Nine Thousand Three Hundred Seventy Seven only) as on 31/10/2017 plus interest from 01/11/2017 (OD/1309 & HL/335).	The Mogaveera Co-operative Bank Ltd. 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058. Contact nos. - 9833220680/ 9819132445/9821872846/ 8451980198/9702362456	Sealed Tenders/Offer along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 20/10/2025 upto 4 p.m. at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058.
Row House No. 122,	Rs.	Rs.	23/10/2025	27/10/2025	Mr. Sandeep Ashok Pawar	Rs. 25.99.660.00 (Rupees	The Mogaveera Co-operative	Sealed Tenders/Offer along-with the

Row House No. 122, Sumangal Row House, Apurva Core Houses, Apurva Park, Annapurna Nagar, Adharwadi, Kalyan (West)-421301 admeasuring 385 sq.ft. + Open Terrace 50 sq.ft. (Carpet).	Rs. 24,50,000/-	Rs. 2,00,000/-	23/10/2025 From 11 a.m to 4 p.m.	27/10/2025 From 11 a.m onwards.	Mr. Sandeep Ashok Pawar - Borrower & Mortgagor Mrs. Mangala Sandeep Pawar - Borrower	Rs. 25,99,660.00 (Rupees Twenty Five Lakhs Ninety Nine Thousand Six Hundred Sixty Only) as on 31/05/2019 with further interest from 01/06/2019. (HSG/179, ML/90).	The Mogaveera Co-operative Bank Ltd. 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai- 400058. Contact nos. - 9833220680/ 9819132445/ 9821872846/ 8451980198/ 9702362456	Sealed Tenders/Offer along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be sub- mitted to the Authorised Officer on or before 24/10/2025 upto 4 p.m. at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058.
Flat No. G-2, Gr. Floor, Shri Hari CHS Ltd., Village Balkum, Balkum Pada No. 1, Balkum, Thane (West)- 400608 admeasuring 490 sq.ft. (Carpet).	Rs. 53,00,000/-	Rs. 3,00,000/-	27/10/2025 From 11 a.m to 4 p.m.	29/10/2025 From 11 a.m onwards.	Mr. Kisan Tukaram Kinge, Mrs. Chandrakala Kisan Kinge & Mr. Atul Kisan Kinge - Borrowers & Mortgagors	Rs. 37,25,000/- (Rupees Thirty Seven Lakhs Twenty Five Thousand Only) as on 31.07.2019 plus further interest from 01.08.2019. (Hsg/184).	The Mogaveera Co-operative Bank Ltd. 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai- 400058. Contact nos. - 9833220680/ 9819132445/ 9821872846/ 8451980198/ 9702362456	Sealed Tenders/Offer along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be sub- mitted to the Authorised Officer on or before 28/10/2025 upto 4 p.m. at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai-400058.

1. The purchaser shall bear all the applicable Stamp Duty/ additional Stamp Duty, Registration Charges, Transfer Charges, fees etc., and also all the statutory/ non-statutory dues, Taxes, assessment charges, fees etc., and rates both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only and its registration with the respective Sub-registrar office shall be the sole responsibility of the Auction buyer.
2. The Authorised Officer Reserves the right to accept or reject any bids and/or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice & without assigning any reason.
3. Mortgagor/borrower may bring prospective bidder/offeree and may also remain present while opening the tender on the date mentioned herein-above.
4. Intending bidders should inspect the property on specified date for inspection before submitting their bids. Bidders are advised to get themselves satisfied about the title of the properties as well as about any dues in arrears in respect of the said properties before participating in the auction.
5. The successful bidders/offerees should deposit 25% of the bid amount immediately i.e. on the same day or not later than next working day and balance 75% within 15 days of acceptance of bid.
6. If the successful bidders fail to pay the balance 75% of the bid amount within 15 days from date of acceptance of bid, the deposited amount shall be forfeited.
7. Tenders quoted below the "Reserve Price" will not be considered.

STATUTORY NOTICE UNDER RULE 8(6) of the Security Interest (Enforcement) Rules, 2002 : This publication is an intimation to the Borrowers/Guarantors/Mortgagors, as contemplated in the Act & Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 about holding of Auction/ Sale by inviting sealed tenders from the public in general for sale of secured asset/s on above mentioned date/s, and they are entitled to redeem the securities, as per provision under section 13(8) by paying the outstanding dues/costs/charges and expenses at any time before the sale is conducted, failing which the property will be auctioned/ sold and the balance dues (if any) will be recovered with interest and cost.

NOTE : THE ABOVE SAID MORTGAGED PROPERTY/IES IS/ARE IN THE CUSTODY OF AUTHORISED OFFICER, WHO IS THE ONLY PERSON AUTHORISED TO DEAL FOR AUCTION/SALE OF THE SAME. THE PUBLIC/INTENDING BIDDERS ARE HEREBY CAUTIONED NOT TO DEAL THROUGH ANY OTHER UNAUTHORISED PERSONS/AGENTS.

Date : 03/10/2025

Place : Mumbai

Authorised Officer