

GS Mahanagar Co-op. Bank Ltd. (Scheduled Bank)
Registered Office - Hiranani Super Market Bldg Dr B A Road, Lalbaug, Mumbai-400012.
Tel. No. - (022) 68860826 / 68860837, Email - recovery@mahanagerbank.com

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
(Under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002)

Pursuant to the physical possession taken by the Authorised Officer under the SARFAESI Act, 2002 for recovery of the secured debts of GS Mahanagar Co-op. Bank Ltd. mentioned against the Borrower and Guarantors as detailed hereunder together with interest thereon from dates mentioned with costs and charges, the offers are invited by the undersigned in a sealed envelope for sale of the below mentioned properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" as per brief particulars given hereunder.

(Rs. In Lakh)

Sr. No.	Name of Borrower & Guarantors	Branch, A/c No. and O/s. dues	Description of the properties	Reserve Price	EMD 10%
1	M/s. Vijay Adsure Construction (Prop. Mr. Vijay Jagannath Adsure) Guarantors - 1) Mr. Sachin Harikant Waghumbare 2) M/s. Tushar Sales and Services 3) Mr. Ravindra Jagannath Adsure 4) Mrs. Shital Chhaya Jadhav	Nagapur EMIHYP/16 ODCC/103 (Total O/s. Rs. 2,32,18,434/- as on 30.09.2018 + Further Interest, Incidental Charges)	1) N.A. Land Plot No.03, area adm.210 sq.mtrs, Plot No.23, area adm.180 sq.mtrs and Plot No.24, area adm.200 sq.mtrs. Situated at Gat No.95/2B (Old Gat No.105/2B) Situated at Navnagapur, Tal. & Dist. Ahmednagar. 2) N.A. Land Plot No.14P, area adm.160 sq.mtrs. out of Gat No.94/3 (Old Gat No.104/3), Situated at Village Nav Nagapur, Tal. & Dist. Ahmednagar. 3) N.A. Land Plot No.42P area adm. 102.145 sq.mtrs, Construction area adm.120.93 sq.mtrs, out of Gat No.94/3 (Old Gat No.104/3) Situated at Village Nav Nagapur, Tal. & Dist. Ahmednagar. 4) N.A. Land Plot No.01, area adm.210 sq.mtrs. and N.A. Plot No.02, area 180 sq.mtrs, Gat No.95/2B (Old Gat No.105/2B) Situated at Village Nav Nagapur, Tal. & Dist. Ahmednagar. 5) N.A. Land Plot No.21, area adm.110 sq.mtrs, Total area adm.302.25 sq.mtrs, Row House, Constructed area adm.60 sq.mtrs. Situated at Survey No.94/1B (Old Survey No.104/1B), Situated at Village Nav Nagapur, Tal. & Dist. Ahmednagar. 6) N.A. Land Plot No.21, area adm.72 sq.mtrs, Total area adm.302.25 sq.mtrs, Row House, Constructed area adm.50 sq.mtrs. Situated at Survey No.94/1B (Old Survey No.104/1B), Situated at Village Nav Nagapur, Tal. & Dist. Ahmednagar. 7) N.A. Land Plot No.22, area adm.94.77 sq.mtrs, Total area adm.302.25 sq.mtrs, Row House, Constructed area adm.60 sq.mtrs. Situated at Survey No.94/1B (Old Survey No.104/1B), Situated at Village Nav Nagapur, Tal. & Dist. Ahmednagar. 8) N.A. Land Plot No.22, area adm.65 sq.mtrs, Total area adm.302.25 sq.mtrs, Row House, Constructed area adm.50 sq.mtrs. Situated at Survey No.94/1B (Old Survey No.104/1B), Situated at Village Nav Nagapur, Tal. & Dist. Ahmednagar.	114.25 27.89 21.77 89.10 21.88 15.37 19.66 14.36	11.43 2.79 2.17 8.91 2.18 1.53 1.96 1.43
2	Mr. Sharad Sampatrao Pawar Guarantors - 1) M/s. Vijay Adsure Construction (Prop. Mr. Vijay Jagannath Adsure) 2) M/s. Hotel Pranav (Prop. Babasaheb Ganpat Jagtap)	Nagapur PRLOAN/03 (Total O/s. Rs. 78,04,305/- as on 31.10.2018 + Further Interest, Incidental Charges)	1) N.A. Plot No.01, area adm. 93.25 sq.mtrs., Survey No.46/2A, (Old Survey No.56/2A), Situated at Village Nagapur, Tal. & Dist. Ahmednagar. 2) N.A. Plot No.02, area adm. 89.38 sq. mtrs. Survey No.46/2A, (Old Survey No.56/2A), Situated at Village Nagapur, Tal. & Dist. Ahmednagar.	42.15 40.40	4.21 4.04

Terms & Conditions of Auction:-

- The Tender Forms containing the terms and conditions of sale can be obtained from Registered office of Bank on any working day on payment of non-refundable amount of Rs. 1180/- (Including GST) for each property.
- The bids in sealed envelopes along with EMD mentioned above should reach to the Authorised Officer by 2.00 PM on or before 25/06/2024 in the registered office of the Bank. The EMD can be deposited by way of RTGS or DD/PO of any Nationalised or Scheduled Bank drawn in favor of **GS Mahanagar Co-op. Bank Ltd. payable at Mumbai**. The bid without EMD and or below the reserve price will not be entertained.
- The sealed envelopes of Bids will be opened at 3.00 PM on 25/06/2024 by the Authorized Officer at Registered Office of the Bank in the presence of all bidders. Any person other than duly authorized by bidder or any agent shall not be allowed to participate in the bidding process.
- After opening of tenders, the intending bidders may be given an opportunity to increase bidding amount by enhancing the offer price of each property.
- The properties will be sold strictly on As is where is and As is what is basis and the intending bidders may make their own enquiries as regards any claim, charge, tax, levy, dues and any other liability accrued against the properties then the same shall be borne by the successful bidder. The present accrued liability on the properties is not known to the Bank.
- The successful bidder shall deposit 25% of the bid amount (inclusive of EMD) on the same day in cash or DD drawn as mentioned above and the balance bid amount, i.e., 75% within 15 days from the date of confirmation of sale. If the successful bidder fails to pay 25% of bid amount on the same day or 75% of the bid amount within 15 days, the amounts deposited till then will be forfeited, including the earnest money.
- Inspection of the properties will be given on 10/06/2024 between 11.00 AM to 2.00 PM.
- On confirmation of sale and pursuant to compliance of the terms and conditions of sale, the Authorized Officer will issue Certificate of Sale in favour of the successful bidder and the successful bidder shall bear all taxes including TDS (where ever applicable), Stamp Duty, Registration fee, incidental expenses, etc., for getting the sale certificate registered. The Authorized Officer will execute sale certificate and hand over possession of the property to the successful bidder only on receipt of entire bid amount including certificate of 1% TDS payment made by the bidder.
- Authorized Officer reserves the right to accept or reject any bid or postpone or cancel the auction or opening of the tenders without assigning any reason and also to modify any terms and conditions of this sale without any prior notice.

Statutory notice to Borrower, Mortgagor and Guarantors

The Borrower, Mortgagor and Guarantors are hereby notified that as per the provisions of Sec.13(8) of SARFAESI Act, 2002, they are entitled to redeem the properties by paying the outstanding dues, costs & charges before the date of auction, failing which the properties will be sold in auction and the balance dues, if any, will be recovered with interest and cost from them.

Sd/-
Authorized Officer
GS MAHANAGAR CO-OP. BANK LTD., MUMBAI

Place: Ahmednagar
Date : 03/06/2024