

AUCTION SALE OF IMMOVABLE PROPERTY

Sealed offers/ Tenders are invited from the public/ intending bidders for purchasing the following properties on “AS IS WHERE IS”, “AS IS WHAT IS BASIS” and “WHAT EVER THERE IS basis “ without Recourse which is now in the physical possession of the Authorised Officer of the **BOMBAY MERCANTILE CO-OP.BANK LTD**, as per section 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002

Description of immovable Assets Properties	RESERVE PRICE	EARNEST MONEY	INSPECTION OF PROPERTY	Date time and place of submission of Tenders/ offers	DATE & TIME OF OPENING TENDER	Name & Address of the secured Creditors	Name of the Borrower / Mortgagor	Outstanding Loan Amount
Flat NO 403,4 th Floor “A wing, Nikita CHS Ltd., Agarwal Township, Village Chulne Bhabhola Raod Vasai (W) Dist Palghar – 401,202 (admng 705.60 Built up Area	Rs.55,00,000.00	Rs 5,50,000.00	15.09.2023 from 11 a.m. to 4 p.m.	Sealed Tenders / offers shall be submitted to the Authorised officer on or before 26.09.2023 at BOMBAY MERCANTILE CO-OP.BANK LTD , 78, Mohammedali Road Mumbai 4003	27.09.2023 at 4.p.m.	BOMBAY MERCANTILE CO-OP.BANK LTD, Head Office 78, Mohd.ali Road Mumbai 400 003	Mr. Vinod Ravi Kumar Ms. Divya Guruswamy Yogeshwar Mr. Vinesh Ravi Kumar	As on 31.07.2023 Rs 64,62,563.00 with further Interest from 01.08.2023 till Payment

1. The Purchaser shall bear all expenses related to stamp duty, Registration Charges, Transfer Charges, Miscellaneous Expenses all Statutory dues payable Taxes and rates of outgoing both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only
2. The Authorised officer Reserves the right to reject any or all tenders and / or postpone the date of opening of tender or sale confirmation without giving any reason thereof.
3. Mortgagor/ borrower may bring prospective bidder / offerers and may also remain present while opening the offers on **27.09.2023 at 4.p.m.**.
4. The bidders / offerers may take inspection of the property and also inspect the Title deed if they so desire.
5. The Successful bidder / offerers should deposit 10% of the bid amount immediately, 15% of bid amount by next day and balance 75% within in 15 days from the date of opening the tenders.
6. The successful bidder shall ensure by his own sources to get the information in respect of any dues / encumbrance pertaining to the said Immovable properties and the successful bidder shall be responsible for any charge, lien, encumbrance, property tax, government dues in respect of the property under the sale.
7. Encumbrance if any: with further outgoing of society statutory dues if any will be borne and paid by successful purchaser.
8. 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 be forfeited ,
9. TDS applicable @ of 1% of offer bidding price to be borne by the successful bidder if sale price is over and above Rs 50,00,000.00 on immovable property.
10. Tenders quoted below the “Reserve Price “ will not be considered.
11. In case of further queries of the sale, you may contact Authorised officers Mr. Javid Patel on mobile no 9821334753

STATUTORY NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT : This is also a notice to the Borrowers / Guarantors. / Mortgagor of the above loan under Rule 8 (6) of the SARFAESI Act 2002 in respect of time available, to redeem the secured asset Public in general and the borrowers in particular take notice that in case the auction scheduled here in fails for any reason what so ever then secured creditors may enforce security interest by way of sale through private treaty Notice is also hereby given to you to pay the sum as mentioned above before the date fixed for Auction sale failing which the property will be sold and balance dues if any will be recovered with interest and cost from you

JAVID PATEL
AUTHORISED OFFICER
BOMBAY MERCANTILE CO-OP.BANK LTD

Date: 24.08.2023
Place: Mumbai