



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@mahanagarbank.com

:- NOTICE OF AUCTION SALE :-

(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 respective Borrowers 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	Branch, A/c No. and O/s. dues as per Demand Notice u/s 13(2)	Description of the property	Reserve Price	EMD 10%
1	Borrower - Mr. Rangnath Baban Pachange Sureties - 1. M/s. Yash Enterprises 2. M/s. Khanderaya Enterprises 3. Mr. Baban Shankar Pachange	Shirur LNRENT/02 (Total O/s. Rs. 1,73,39,172/- as on 30.04.2021 + Further Interest, Incidental Charges)	N.A. Plot, Survey No.365 (P), area 4800 sq.mtrs. and Warehouse area 2140 sq.mtrs. situated at Village - Dhok Sangvi, Shirur, Dist-Pune.	355.00	35.50
2	Borrower - M/s. Simrut Foods and Hospitality Pvt Ltd. (Directors :- 1) Mr. Nitin Chandrakant Naik 2) Mr. Nayan Vijay Kardekar Sureties - 1) M/s. Pranjal Electricals 2) M/s. Sparsh Communications 3) Mr. Nitin Chandrakant Naik 4) Mr. Nayan Vijay Kardekar	Ravivarpeth EMIHYP/09 (Total O/s. Rs. 46,96,845/- as on 31.10.2018 + Further Interest, Incidental Charges)	Shop No.106, 1st Floor, Built up area adm.22.30 sq.mtrs, "Silver Prestige", CTS No.1024B+1025, Situated at Shukravar Peth, Pune, Tal. Haveli, Dist. Pune.	16.50	1.65
3	Borrower - M/s. Shri Sai Balaji Petroleum (Prop - Mr. Rajendra Raosaheb Patare) Sureties - 1. Mr. Raosaheb Dada Patare 2. Mr. Jamiluddin Jalaluddin Sayyed 3. Ms. Pallavi Nanasaheb Kharde (Prop. M/S Balaji Departmental Store) 4. Mr. Sandip Raosaheb Patare	Aurangabad ODCC-10 EMIHYP-6 (Total O/s. Rs. 2,62,48,426/- as on 01.10.2014 + Further Interest, Incidental Charges)	Indian Oil Petrol Pump, at Gat No. 73/2 B, At- Mukindnagar Newasa Phata, Aurangabad Nagar Road, Tal- Newasa Dist- Ahmednagar, Plot area 2293.35 sq.mtr Total construction - 1100 sq.ft.	210.00	21.00
4	M/s. Horizon Fisheries Pvt. Ltd. Directors:- 1) Mr. Vijay Radhu Wable 2) Mrs. Shanta Radhu Wable 3) Mrs. Leena Dinkar Rao Sureties - 1) Mrs. Leena Dinkar Rao 2) Mr. Vivek Vijay Surve 3) Mrs. Shanta Radhu Wable 4) Mr. Vijay Radhu Wable 5) Mr. Uddhav Kisan Varal 6) Mr. Vijay R. Surve	Colaba EMIHYP/51 & ODCC/100105 (Total O/s. Rs. 2,39,47,160/- as on 31.05.2021 + Further Interest, Incidental Charges)	Flat No.01, area adm.506 sq.ft, built up area, on Ground floor, in Building Named as "Girdhar Niwas" & Society Known as "The Girdhar Niwas Condominium" lying & being situated at Cadastral Survey No.498, Colaba, District & Sub District- Mumbai.	165.00	16.50
5	M/s. Sunil Enterprises (Prop. Mr. Sunil Sampatrao Gawade) Sureties - 1) Mr. Prashant Krishnarao Shitole 2) Mr. Nitin Prakash Baviskar	Navi Sangvi EMIHYP/68 & ODCC/575 (Total O/s. Rs. 12,53,377/- as on 30.09.2019 + Further Interest, Incidental Charges)	All that piece and parcel of Flat No.15, area adm.452 sq.ft built up, with parking, situated on 4th floor of the building known as S.V.S. Anand Heights, Pimpri Chinchwad Municipal Corporation, Milkat No.7723, Survey No.46, Hissa No.2/8, At Pimpri Gurav, Tal. Haveli, Dist. Pune.	17.55	1.75
6	M/s. Piyoo-G Food Products (Partners - Smt. Rupali Vilas Diwate, Smt. Swati Rajendra Tapkir - since Deceased) Sureties - 1) M/S. Diwate Sales (Prop. - Mr. Shrikant Gulab Diwate) 2) M/S. Diwate Enterprises (Prop. - Mr. Vilas Shivram Diwate) 3) Mrs. Rupali Vilas Diwate 4) Mrs. Swati Rajendra Tapkir - Deceased 5) Mr. Vilas Shivram Diwate 6) Mr. Rajendra Sambhaji Tapkir 7) Mr. Shrikant Gulab Diwate 8) Mr. Sandip Vilas Diwate 9) Mr. Shivram Vithoba Diwate	Shirur EMIHYP/57 EMIHYP/62 ODCC/715 (Total O/s. Rs. 4,47,94,124/- as on 31.10.2013 + Further Interest, Incidental charges)	1) Residential Bungalow named 'Aashidi Bungalow', Bhagwan Nagar, Plot No. A-5, CTS No. 2017, At Post - Shirur, Dist-Pune in the name of Mr. Vilas Shivram Diwate. 2) Factory Building at Gat No. 271/1, At Post- Yevati, Tal - Shrigonda, Dist - Ahmednagar. 3) Plant & Machinery situated at Factory Building at Survey No.271, At Post. Yevati, Tal - Shrigonda, Dist - Ahmednagar.	102.00 82.00 101.63	10.20 8.20 10.17

- Terms & Conditions of Auction:-

- The Tender Form 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 bid in sealed envelope along with EMD mentioned above should reach to the Authorised Officer by **2.00 PM on or before 20/06/2023** 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 20/06/2023** 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.
- 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 **07/06/2023 between 10.00 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 (wherever 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 on the same day.

Deceased)

Sureties -

- 1) M/S. Diwate Sales
(Prop.- Mr. Shrikant Gulab Diwate)
- 2) M/S. Diwate Enterprises
(Prop.- Mr. Vilas Shivram Diwate)
- 3) Mrs. Rupali Vilas Diwate
- 4) Mrs. Swati Rajendra Tapkir -
Deceased
- 5) Mr. Vilas Shivram Diwate
- 6) Mr. Rajendra Sambhaji Tapkir
- 7) Mr. Shrikant Gulab Diwate
- 8) Mr. Sandip Vilas Diwate
- 9) Mr. Shivram Vithoba Diwate

ODCC/715
(Total O/s. Rs.
4,47,94,124/- as on
31.10.2013 +
Further Interest,
Incidental
charges)

CTS No. 2017, At Post - Shirur, Dist-Pune
in the name of Mr. Vilas Shivram Diwate.

- 2) Factory Building at Gat No. 271/1, At
Post- Yevati, Tal - Shrigonda, Dist -
Ahmednagar.
- 3) Plant & Machinery situated at Factory
Building at Survey No.271, At Post. Yevati,
Tal - Shrigonda, Dist- Ahmednagar.

82.00

8.20

101.63

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- 4) After opening of tenders, the intending bidders may be given an opportunity to increase bidding amount by enhancing the offer price.
- 5) 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.
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- 9) 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 property by paying the outstanding dues, costs & charges before the date of auction, failing which the property 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: Mumbai

Date :- 03/06/2023