



The Mogaveera Co-operative Society

5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg, Off. Veera Desai Road, Andheri West
Contact for Details: 9833220680 / 9819132445/9821872846/8451980198/9702362456 Email - info@mogaveera.coop

PUBLIC NOTICE FOR SALE

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Sale of the secured assets of the borrower(s)/ mortgagor(s) mentioned herein-under, the public and all concerned including the concerned borrower(s) are hereby informed that the Sealed Offers/ Tenders along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit are invited by the Society "on 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.

Description of Immoveable 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:	Remarks
Fiat No.A-204, 2nd Floor, Jai Jivdani Building, Village Aagashi, Virar (West), Taluka Vasai, District Palghar - 401501. admeasuring 850 sq.ft (BuiltUp Area)	Rs. 27,58,000/-	Rs. 2,00,000/-	20/08/2025 From 11 a.m to 4 p.m.	22/08/2025 From 11 a.m onwards.	Mr. Prakash Vasant Gharat - Borrower & Mortgagor Mrs. Deepa Prakash Gharat - Borrower	Rs.27,05,971.59 (Rupees Twenty Seven Lakhs Five Thousand Nine Hundred Seventy One and Paise Fifty Nine Only) as on 31/08/2022 plus further interest from 01.09.2022. (Hsg 49)	
Fiat No. A/4, 2nd Floor, Venus Regency C.H.S.L., Navroji Lane, Above Tribhuvan Dairy, Ghatkopar (West), Mumbai - 400 086. admeasuring 875 sq.ft. (Carpet).	Rs. 2,05,00,000/-	Rs. 10,00,000/-	20/08/2025 From 11 a.m to 4 p.m.	22/08/2025 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).	
Row House No.122, Sumangal Row House, Apurva Core Houses, Apurva Park, Annapurna Nagar, Adharwadi, Kalyan(W)-421301. admeasuring 385 sq.ft + Open Terrace 50sq.ft (Carpet Area)	Rs. 27,50,000/-	Rs. 2,00,000/-	18/08/2025 From 11 a.m to 4 p.m.	20/08/2025 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)	
Fiat No.3, Ground Floor, Shree Ganesh CHS Ltd, Building No.14, Unnati Housing Scheme, Sector 19 A, Ulwe Tal. Panvel, Dist- Raigad - 410206. admeasuring 452sq.ft(BuiltUpArea)	Rs. 36,11,000/-	Rs. 2,00,000/-	18/08/2025 From 11 a.m to 4 p.m.	20/08/2025 From 11 a.m onwards.	M/s. Static Electricals & Engineers Services (Prop :Mr. Raju Dhanaji Chavan) - Borrower & Mortgagor.	Rs.36,40,205.53 (Rupees Thirty Six Lakhs Forty Thousand Two Hundred Five and Fifty Three Paise Only) as on 30/06/2022 plus further interest from 01.07.2022. (Hsg 214/ML/634)	
Shop No.7, Ground Floor, Om Shree Mahavir CHS Ltd, Dindayal Road, Thakurwadi, Dombivli (West), Dist.Thane - 421 202 admeasuring 170sq.ft.(BuiltUp Area)	Rs. 18,90,000/-	Rs. 1,00,000/-	22/08/2025 From 11 a.m to 4 p.m.	26/08/2025 From 11 a.m onwards.	M/s.Swagath Caterers (Prop: Mr. Madhav Kudpa Kotian) - Borrower & Mortgagor	Rs.17,53,761.00 (Rupees Seventeen Lakhs Fifty Three Thousand Seven Hundred Sixty One Only) as on 31.01.2023 plus further interest from 01.02.2023 (ML/116)	

- The purchaser shall bear all the applicable Stamp Duty/ additional Stamp Duty, Registration Charges, Transfer Charges, fees etc., and also rates both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only.
- The Authorised Officer Reserves the right to accept or reject any bids and/or adjourn/ postpone/ cancel the sale/ modify any terms and conditions.
- Mortgagor/ borrower may bring prospective bidder/offerer and may also remain present while opening the tender on the date mentioned here.
- Intending bidders should inspect the property on specified date for inspection before submitting their bids. Bidders are advised to get their bids in arrears in respect of the said properties before participating in the auction.
- The successful bidders/ offerers should deposit 25% of the bid amount immediately i.e on the same day or not later than next working day.
- 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 will be forfeited.
- 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 Borrower(s) that the Security Interest (Enforcement) Rules, 2002 about holding of Auction/ Sale by inviting sealed tenders from the public in general for sale of the securities, as per provision under section 13(8) by paying the outstanding dues/ costs/ charges and expenses at any time before the sale. 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 AUTHORIZED TO DEAL WITH THE SAME. PUBLIC/ INTENDING BIDDERS ARE HEREBY CAUTIONED NOT TO DEAL THROUGH ANY OTHER UNAUTHORISED PERSONS/AGENTS.

Date : 02/08/2025
Place : Mumbai

ve Bank Ltd.

And, Andheri (West), Mumbai – 400 058.
Email - recovery@mogaveerabank.com

2002 & Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of borrower(s)/ mortgagor(s), their legal heirs/ representatives, as the case may be invited by the Bank for sale of the following Immovable Property on "as is where is" basis under the Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002

Name & Address of the Secured Creditors:	Date, time and place of Submission of Tenders/ Offers:
	Sealed Tenders/ Offers along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 21/08/2025 upto 4 p.m at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai – 400 058.
	Sealed Tenders/ Offers along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 21/08/2025 upto 4 p.m at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai – 400 058.
The Mogaveera Co-operative Bank Ltd. 5th Floor, Mogaveera Bhavan, M.V.M. Educational Campus Marg Off. Veera Desai Road, Andheri (West), Mumbai – 400 058. Contact nos. - 9833220680/ 9819132445/ 9821872846 8451980198/ 9702362456	Sealed Tenders/ Offers along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 19/08/2025 upto 4 p.m at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai – 400 058.
	Sealed Tenders/ Offers along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 19/08/2025 upto 4 p.m at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai – 400 058.
	Sealed Tenders/ Offers along-with the Demand-Draft or Pay-Order towards Earnest Money Deposit shall be submitted to the Authorised Officer on or before 25/08/2025 upto 4 p.m at Administrative Office 5th Floor, Mogaveera Bhavan M.V.M Educational Campus Marg, Off. Veera Desai Road, Andheri (West), Mumbai – 400 058.

and also all the statutory/ non-statutory dues, Taxes, assessment charges, fees etc., and conditions of the sale without any prior notice & without assigning any reason. The Borrowers/Guarantors/ Mortgagors, as contemplated in the Act & Rule 8(6) of the sale of secured asset/s on above mentioned date/s, and they are entitled to redeem the sale is conducted, failing which the property will be auctioned/ sold and the amount shall be forfeited.

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ONLY PERSON AUTHORISED TO DEAL FOR AUCTION/SALE OF THE SAME. THE S/AGENTS.

Authorised Officer