

The Nasik Merchants Co-Operative Bank Ltd., Nashik
(Multi-State Scheduled Bank)

Administrative Office, A-16, MIDC, Padmashri Babubhai Rathi Chowk,
Netaji Subhashchandra Bose Marg, Satpur, Nashik- 422 007

PH. 0253-2308200 to 206

E-mail : ceo@namcobank.in

Web Site : www.namcobank.in

Ref. No. Ho/SAR/Auction/ /2025-2026

Date: 03/06/2025

AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

(See Rule 8 under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002)

Bids are invited from the public for purchasing the following immovable property on “AS IS WHERE IS AND WHAT IS BASIS” which is now in the possession of the Authorized Officer of The Nasik Merchants’ Co-op. Bank Ltd., Nashik as per Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

Authorized officer has decided the sale of the under mentioned property under Rule 8 and 9 of the said Act for recovery of dues under powers conferred on him under Section 13(12) and Rule 9 of the Act.

Related Information:-

Name of the Borrowers/Guarantors/consenting party:-

M/s. Abhed Enterprises Partnership firm

A) Mr. Viradiya Ashwinbhai Laljibhai (partner)

B) Mrs. Viradiya Asmitaben Harenbhai (partner)

C) Mrs. Viradiya Ritaben Ashwinbhai (partner)

Guarantors/consenting party :-

1) Mr. Viradiya Hiteshbhai Dhavanjibhai

2) Mr. Ballar Jaysukbhai Dhirubhai

3) Mr. Viradiya Ashwinbhai Laljibhai

Date of Demand Notice and Possession

Demand Notice Date - 12/02/2020, Symbolic Possession Notice Date - 18/07/2020

Physical Possession Date – 18/03/2023

Amount (Rs) Due for Loan Recovery

Rs.34,76,45,170 (Rupees Thirty Four Crore Seventy Six Lakh Forty Five Thousand One Hundred Seventy only) + further Interest thereon from Dt. 01/02/2020 + charges etc.

Description of properties:-

All That Piece And Parcel Of The Properties Situated At Surat Dist, Sub Dist: Surat City, Village Singanpore, Land Bearing Survey No. 29 Land Adm Area 9106 Sq.mtrs. T.P. Scheme No. 26 (Singanpore) Of Which Allocated With Final Plot No.33 Adm Area 6818 Sq.mtrs. Constructed There On “Dev-Prayag Residency” Land Allocated For Parking And Other Rights And Titles Of The Said Properties.

Sr. No.	Wing	Floor	Flat No.	Super Built-up area sq.ft.	Built-up area sq.ft.	Reserve Price	Earnest Money Deposit	Incremental Amount
1	A-1	First	102	1710	1422.79	37,00,000	3,70,000	10,000

Date, Time and place of Auction :- Wednesday, 09th July 2025 Time - 11 a.m. to 5 p.m.

The Nasik Merchants’ Co-op Bank Ltd., Nashik, Surat Branch Shri Jay Maruti complex, Near Gujarat Samachar Press, Udhana Darwaja, Ring Road, Surat-395002 Ph.No. 0261-2631670

Earnest Money deposit (refundable to unsuccessful bidders) –

10% of the Offer Price by DD/PO in favor of The Nasik Merchants’ Co-op. Bank Ltd., Nashik shall be submitted application along with Pan and Aadhar Card in our **Surat branch** and Recovery department, Administrative Office of the Bank at Satpur, Nashik on or before **Tuesday, 08th July 2025 up to 5 p.m.** No interest will be paid on EMD amount. If the DD/PO returns unpaid, such bids will be cancelled and the bidder cannot participate in auction.

Information and inspection of the Property to be sold –

The bidder can visit the property on **Friday, Dt. 27th June 2025 from 1 p.m. to 4 p.m.** and relevant information will be made available at Administrative office or at our **Surat Branch** with prior appointment of the Authorized Officer of the bank or any working day

Terms and Conditions :

- a) The Authorized Officer reserves all the rights to reject the Auction and / or adjourn/ postpone the date and time of Auction or Sale Confirmation without giving any reason.
- b) Mortgagor/ borrower/ co-borrower/ guarantor may bring prospective bidders and may also remain present at the time of auction.
- c) The successful bidders should deposit 15% of the bid amount along with 10% amount of the Reserve price immediately and pay balance amount within 15 days from the date of Auction.
- d) If the successful bidder fails to pay the balance 75% of the bid amount within 15 days from date of Auction the deposited amount (EMD + 15% of bid amount) shall be forfeited without any intimation and the property will be kept for sale again.
- e) Successful bidder will have to pay 1 % TDS above the payment of Rs.50 Lakhs.
- f) Legal Charges for Transfer, Convenience, Stamp duty, Registration charges with Registrar, Municipal Taxes, Building maintenance, Electricity charges, Water charges as applicable if any shall be borne by purchaser and the purchaser should complete all transfer formalities which are applicable. In every case the decision of the authorized Officer is finally binding and no complaints/clarifications will be entertained in this regards.
- g) The property will be sold in "As is where is" condition including all encumbrances if any (There no encumbrances knowledge the bank)

Authorized Officer

The Nasik Merchants' Co-operative Bank Ltd., Nashik

Ajit Rokade – 9850009666

Nitin Gangurde – 9423256101

H.O. – 0253-230801 to 806

Email id: - legal@namcobank.in

ceo@namcobank.in