

नामको बँक
(मल्टि-स्टेट शेड्युल्ड बँक)



Namco Bank
(Multi-State Scheduled Bank)

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/26/2025-2026

Date : 04/11/2025

AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

(See Rule 8 under Securitisation 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 Authorised Officer of The Nasik Merchants' Co-op. Bank Ltd., Nashik as per Sec. 13(4) of the Securitisation 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:-

Borrower :-

M/s. Om Sai Buildmat

Prop. Lakhani Jayeshkumar Ranabhai (Deceased)

Legal Heirs:- i) Smt.Lakhani Hiral Jayesh

ii) Master.Lakhani Tirth Jayesh (Minor Guardian Smt.Lakhani Hiral Jayesh)

iii) Mrs.Lakhani Kanchanbai Ranabhai

Guarantors/consenting party :-

1) Mr. Italiya Anilbhai Becharbhai

2) Mr. Katrodiya Nileshbhai Vallabbhai

3) Mr. Dhameliya Prakashbhai Natwarbhai

4) Mr. Bhungaliya Hiteshbhai Ramjibhai

5) Mr. Bhungaliya Ashokumar Ramjibhai

6) Mr. Bhungaliya Satish Ramjibhai

7) Mr. Gangani Chetanbhai Nanajibhai

8) Mr. Katrodiya Vallabbhai Mavjibhai

9) Mr. Katrodiya Bhavanbhai Mavjibhai

Description of properties:-

- 1) All the Peace and parcel of property of open residential plot bearing private plot No. 47, i.e. as per Sanctioned plan, plot No. **F-47** having total area 58.00 Sq.mtr. i. e. 69.37 Sq. yard.(which is registered in the computer record as KJP correction has been made separate 7/12, has been allotted to S. No. 390/ paiki 47) and share in the land of common facilities and road area admeasuring 22.50 Sq. mtr. has been organise residential plots in the name of "GREEN PARK" on the non-agriculture land bearing Block No.390, S. No. 398, having area of 15935 Sq.mtr. laying and being at Mauje Kamrej Village, of Kamrej, Tal- of Surat Dist - the said property and all the inner and outer rights, for usage and occupation belonging to the said property.
- 3) All the Peace and parcel of property of open residential plot bearing private plot No. 7, i. e. as per Sanctioned plan plot No. **C-7** having total area 75.00 Sq.mtr. i.e. 89.70 Sq.yard (which is registered in the computer record as KJP correction has been made separate 7/12, has been allotted to S.No. 390/ paiki 7) and share in the land of common facilities and road area admeasuring 22.50 Sq. mtr. has been organise residential plots in the name of "GREEN PARK" on the non-agriculture land bearing Block No.390, S. No.398, having area of 15935 Sq.mtr. laying and being at Mauje Kamrej Village, of Kamrej, Tal- of Surat Dist-the said property and all the inner and outer rights, for usage and occupation belonging to the said property.

Date of Demand Notice and Possession

Demand Notice Date - 21/09/2022, Symbolic Possession Notice Date - 12/01/2023,

Physical Possession:- 18/01/2025 & 19/03/2025

Amount (Rs) Due for Loan Recovery

Rs.6,79,63,576.19 (Rupees Six Crore Seventy Nine Lakhs sixty Three Thousand Five Hundred Seventy Six and Nineteen Paise only) + further Interest thereon from Dt. 01/09/2022 + charges etc.

Property	Reserve Price	Earnest Money Deposit (10 % of the Reserve Price)	Incremental Amount
F-47, Green Park	Rs.34,65,000/-	Rs.3,46,500/-	Rs.10,000/-
C-7, Green Park	Rs.44,56,000/-	Rs.4,45,600/-	Rs.10,000/-

Date, Time and place of Auction :- Tuesday, 25/11/2025 Time - 12 a.m. to 3 p.m.

The Nasik Merchants’ Co-op Bank Ltd., Nashik, Surat Branch – Surat Shri Jay Maruti complex, Nr. 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 favour of The Nasik Merchants’ Co-op. Bank Ltd., Nashik shall be submitted application along with Pan and Aadhar Card in our **Surat branch** and overdues department, Administrative Office of the Bank at Satpur, Nasik on or before **Monday, 24/11/2025 upto 4 p.m.** No interest will be paid on EMD amount. If the DD/PO returns unpaid, such bids will be cancelled and the bidder can not participate in auction.

Information and inspection of the Property to be sold –

The bidder can visit the property on **Friday, Dt. 14/11/2025 2025 from 1 p.m. to 3 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 encumbrances if any (There are no encumbrances to the knowledge of the bank).

Authorized Officer
The Nasik Merchants’ Co-operative Bank Ltd., Nashik