

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 : Overdue @namcobank.in

Web Site : www.namcobank.in

Ref. No. HO/SAR/Auction/ 25/2025-2026

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”, “AS IS WHAT IS”, AND “WHAT EVER THERE IS, AND AS IT IS CONDITION”** 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.

Sr. No	Name of the borrower & Guarantors	Description of properties	Name and address of the Branch/ Contact No.	Date, Time and place of Auction	Date of Demand Notice and Possession	Amount (Rs.) Due for Loan Recovery
01	<u>Borrower :-</u> M/s. Shivkrupa Trading (Partnership Firm) partners:- 1) Mr.Mayurbhai Ranabhai Lakhani 2) Mr.Ashokkumar Ramjibhai Bhungaliya <u>Guarantor & Consenting Parties :-</u> 1) Mr. Jayeshkumar Ranabhai Lakhani (Deceased) Legal heirs:- i) Smt. Hiral Jayesh Lakhani ii) Mast. Tirth Jayesh Lakhani (minor guardian Smt. Hiral Jayesh Lakhani) iii) Mrs. Kanchanbhai Ranabhai Lakhani 2) Mr. Hiteshbhai Ramjibhai Bhungaliya	All that piece and parcel of constructed property situate, lying and being at Revenue Survey No. Block No.375/3, T.P. Scheme No.12, Final Plot No.158, Non-agricultural property situated at Village Adajan, District Surat bearing Shop No.202 on the Second Floor in the building know as “Green Elina” admeasuring super built-up area 756.00 sq.feet, built-up area 434.22 sq. feet i.e. 40.34 sq. mtr. Carpet Area 415.78 sq. feet i.e. 38.63 sq. mtr. Along with all easementary rights bounded as under:- East :- Adjacent Final Plot No. 158 West: - Adjacent 24 mtr. road South :- Adjacent Plot No. 148 North :- Adjacent Plot No. 161	The Nasik Merchants’ Co-op. Bank Ltd., Nashik Surat Branch - Shree Jay Maruti Complex, Nr. Gujrat Samachar Press, Udhana Darwaja, Ring Road, Surat - 395002 Ph.No. 0261- 2631670 HO-0253-2308201-06 Overdue Section legal@namcobank.in Overdue@namcobank.in 9850009666 9423256101	Tuesday, 25th November 2025 Time - 12 a.m. to 3 p.m. The Nasik Merchants’ Co-op. Bank Ltd., Nashik, (Multi State Scheduled Bank) Surat Branch - Shree Jay Maruti Complex, Nr. Gujrat Samachar Press, Udhana Darwaja, Ring Road, Surat - 395002 Ph.Nos.0261-2631670	Demand Notice Dt. 15 March 2023 ----- Symbolic Possession Notice Dt.30 June 2023 Physical Possession Dt. 16 th Dec. 2023	Rs.80,60,629 (Rupees Eighty Lakh Sixty Thousand Six Hundred Two Hundred only) + further Interest thereon from Dt. 28/02/2023 + charges etc

Reserve Price	Rs.33,75,000/- (Rupees In words Thirty Three lakh seventy five Thousand Only)
Earnest Money Deposit (10% of Reserve Price)	Rs. 3,37,500/-
Incremental Amount	Multiple of Rs.10,000/-

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** or **Overdue Department**, Administrative Office of the Bank at Satpur, Nashik on or before **Monday, 24th November 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 cannot participate in auction.

Information and inspection of the Property to be sold –

The bidder can visit the property on **Friday, Dt.14 November 2025 from 12 a.m. to 2 p.m.** and relevant information will be made available at our **Surat branch** or **Overdue Department, Administrative Office, Satpur, Nashik** with prior appointment of the Authorised Officer of the bank or any working day.

Statutory 15 days sale notice under rule 8 (6) of the SARFAESI Act 2002 to borrower, guarantor and mortgagor.

Terms and Conditions :

- The Authorised 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.
- Mortgagor/ borrower/ co-borrower/ guarantor may bring prospective bidders and may also remain present at the time of auction.
- 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.
- 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.
- Successful bidder will have to pay 1 % TDS above the payment of Rs.50 Lakhs.
- Legal Charges for Transfer, Convenience, Stamp duty, Registration charges with Registrar, Municipal Taxes, Building maintenance, Electricity charges and 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 Authorised Officer is finally binding and no complaints/clarifications will be entertained in this regards.
- The property will be sold in “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, AND “**WHAT EVER THERE IS, AND AS IT IS CONDITION**” condition including encumbrances if any (There are no encumbrances to the knowledge of the bank).

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