

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/01/2025-2026

Date : 28/04/2025

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”**. which is now in the Physical 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> :- Mr. Pawar Shrikant Yadavrao M/s. Pawar Agro Services <u>Guarantor & Consenting Parties</u> :- 1) Mr. Dalvi Rajendra Keda 2) Mrs. Dalvi Ashwini Rajendra 3) Mr. Pagar Amod Devidas	All that piece and parcel of the property situated within Registration Division and District Nashik, Sub-Division and Taluka Deola within the limits of Umrane GramPanchayat umrane immovable property Gat no.1676 total area 3900 sq. mtr. out of mr.Amod Devidas Pagar ownership 137.70 sq. mtr. and shed (Hotel Moonlight & Hotel Rajmudra Building) area 531.22 sq. mtr. total constructed area 668.92 sq. mtr. and its grampanchayat property no.2082 bounded by as follows:- East : Agra road West : Gat no. 1675 North : Gat no. 1673 South : Gat no. 1677	The Nasik Merchants’ Co-op. Bank Ltd., Nashik Branch – malegaon, Lodha Market, Satana road, At post Malegaon, Dist. Nashik – 423 203 Ph.No. 02554-251002	Monday, 19th May 2025 Time - 11 a.m. to 1 p.m. The Nasik Merchants’ Co-op. Bank Ltd., Nashik Administrative Office : A-16, MIDC, Padmashri Babubhai Rathi Chowk, Netaji Subhashchandra Bose Marg, Satpur, Nashik- 422 007 PH. 0253-2308200 to 206	Demand Notice Dt. 10 July 2023 ----- Symbolic Possession Notice Dt. 20 th Sep. 2023 Physical Possession Dt. 02 nd Aug. 2024	Rs.2,26,76,597/- (In words Rupees Two Crore Twenty Six Lakh Seventy six Thousand Five Hundred Ninety Seven only.) + further Interest charges thereon from Date 01-07-2023+ etc

Reserve Price	Rs.2,63,50,000/- (Rupees In words Two Crore Sixty Three Lakh Fifty Thousand only)
Earnest Money Deposit (10% of Reserve Price)	Rs.26,35,000/-
Incremental Amount	Multiple of Rs.50,000/-

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 **Malegaon branch** or **Overdue Department**, Administrative Office of the Bank at Satpur, Nashik on or before **Saturday, 17th May 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 **Thursday, Dt. 08th May 2025 from 11 a.m. to 1 p.m.** and relevant information will be made available at our **Malegaon branch** or **Overdue Department, Administrative Office, Satpur, Nashik** with prior appointment of the Authorised Officer of the bank or any working day.

Statutory 30 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 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, 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” 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