



Thane Bharat Sahakari Bank Ltd. (Scheduled Bank)

Recovery & Legal Dept., Gr. Floor, Rimzim Premises, Opp. Brahman Vidyalaya, Baji Prabhu Deshpande Marg, Vishnu Nagar, Naupada, Thane (W) - 400602. Telephone No. 8652277769 / E-Mail:- tbsbl.recovery@tbsbl.com

AUCTION NOTICE OF IMMOVABLE PROPERTY

Sealed Offer Tenders are invited from the public in general/ intending bidders, for purchasing the immovable property on “as is where is basis” and “as is what is basis” and “Without recourse” which is now in the Physical Possession of the Authorised Officer of **Thane Bharat Sahakari Bank Ltd.**, as per section 13(4) of the **Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act 2002.**

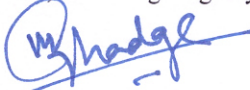
(Place of Auction: **Thane Bharat Sahakari Bank Ltd, Recovery & Legal Dept., Gr. Floor, Rimzim Premises, Opp. Brahman Vidyalaya, Baji Prabhu Deshpande Marg, Vishnu Nagar, Naupada, Thane (West) - 400602**)

Description of the Property	Reserve Price	EMD	Inspection Date & Time	Auction Date & Time	Borrower / Mortgagor Name	Outstanding Amount (as on 28/02/2025)
Flat No. 201, area admn. 475 sq. ft. (Built up), 2nd floor, Dakshinkali CHS. Ltd., Plot No. 121, C.T.S. No. 183, Village Talegaon Dabhade, Yashwant Nagar Colony, Nr. Golwalkar Maidan, Talegaon, Tal. Maval, Dist. Pune - 410507	17,86,000.00	1,78,600.00	On Request as per point No. 05 mentioned below	07/04/2025 @ 11.30 am	Borrower: M/s. Offbeat Destinations Mortgagor: Mr. Nitin Nagraj Shastri & Mrs. Vandana Nitin Shastri	Rs. 11,96,544.71 + int. from 01/03/2025 and Other charges

1) The Bid Form containing Terms & Conditions for or other information, if any can be obtained from the Recovery and Legal Department of Thane Bharat Sahakari Bank Ltd. on any working day. 2) The sale of property is on “As is where is” and “as is what is basis” and “without recourse” and the intending bidder shall make discrete enquiries as regards any claim, charges on the property of any authority besides the Bank interest. 3) The successful bidder shall bear all expenses related to Stamp Duties, Registration Charges, Transfer Charges, outgoings, both existing & future realization, property tax, society maintenance, electricity bills, Govt. dues to the property. The present accrued liability on the property is not known and if any it will be borne by the successful bidder. 4) The bidder/ Offerers should take inspection of the property & may inspect the Title Deeds, if they so desire. 5) For inspection of aforesaid immovable property, the prospective bidder(s) may contact Mr. Yogendra A. Mulay (Mob. 9619662276) or Mr. Prashant P. Oak (Mob. 8108141333) at above mentioned address of Recovery/Legal Dept. 6) The intending bidder/s should submit their bids in sealed envelope and alongwith interest free EMD amount by way of PO/DD drawn on Nationalised/ Private & Scheduled Co-operative Bank favoring Thane Bharat Sahakari Bank Ltd., Thane payable at Mumbai and/or through NEFT/RTGS upto 05/04/2025 till 5.00 pm. at Recovery and Legal Department of Thane Bharat Sahakari Bank Ltd. 7) The Bid quoted below the “Reserve Price” shall be rejected and the EMD deposited shall be forfeited. 8) The sealed tenders will be opened by the Authorised Officer in the presence of the attending bidders on 07/04/2025 at 11.30 am. at the place of auction mentioned above. The bidders present will be given an opportunity to improve their bids by Rs. 25,000/-. 9) The successful bidder shall pay 25% of the Sale Price immediately on date of auction & shall be required to pay remaining purchase price within 15 days from the date of finalization of Auction. 10) In case the successful bidder fails to pay the purchase price within stipulated period, the 25% of amount of Sale Price deposited by him, will be forfeited and the property shall be put up again for sale through fresh Public Auction. 11) Authorised Officer reserves the right to accept, reject any or all offers/bids and/or postpone/cancel the Auction or change the place of auction or change of date of opening of tender, without giving any reason there for. 12) Right to appropriate the amount realized shall vest in Thane Bharat Sahakari Bank Ltd.

Date : 05/03/2025
Place : Thane




Authorised Officer

Thane Bharat Sahakari Bank Ltd., Thane