

## RECOVERY OFFICER

(M.C.S Act, 1960 & Rule-107 of M.C.S. Rules, 1961)

Attached to Thane Bharat Sahakari Bank Ltd., Thane (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

### PUBLIC AUCTION NOTICE

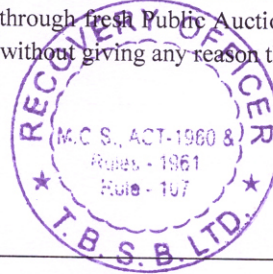
Sealed Offer Tenders are invited from the public in general/ intending bidders, for purchasing the immovable property on “as is where is basis” and “as is what is basis” and “Without recourse” which is now in the Physical Possession of the Recovery Officer attached to **Thane Bharat Sahakari Bank Ltd.**, u/s. 156 of Maharashtra Co-operative Societies Act, 1960 and Rule 107 of Maharashtra Co-operative Societies Rules, 1961 as per Recovery Certificate issued by Dy. Registrar, Co-operative Societies, Thane City, Thane against Borrower & Guarantors.


(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 (W) - 400602**)

Description of the Property	Upset Price	EMD	Inspection Date & Time	Auction Date & Time	Borrower / Mortgagor Name	Outstanding Amount (as on 30/11/2024)
Flat No. 303, 3rd floor, B wing, area admn. 687 Sq.ft., Shimpoli Niranjan CHS. Ltd., standing on land bearing CTS. No. 389 of Village Eksar, Link Road, Chikuwadi, Borivali (West), Mumbai – 400092	1,58,00,000/-	15,80,000/-	02/01/2025 @ 11.30 am to 1.30 pm	18/01/2025 @ 11.30 am	Borrower: M/s. Abhi Global Impex (Prop. Mr. Abhishek Navin Shah) Mortgagor : Mrs. Nisha Navin Shah	Rs. 1,26,48,680.27 + int. from 01/12/2024 and other chg.

1) The Bid Form containing Terms & Conditions for or other information, if any can be obtained from the Office of Recovery Officer on any working day. 2) The sale of property is on “As is where is” and “whatever there is basis” 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 to the property. 4) The bidder/ Offerers should take inspection of the property & may inspect the Title Documents/Deeds, if they so desire. 5) The intending bidder/s should send their bids in sealed envelope and alongwith interest free EMD amount of Rs.15,80,000/- 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 17/01/2025 till 5.00 pm. 6) The Bid quoted below the “Upset Price” shall be rejected and the EMD deposited shall be forfeited. 7) The sealed tenders will be opened by the Recovery Officer in the presence of the attending bidders on 18/01/2025 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.50,000/-. 8) The successful bidder shall pay 15% of the Purchase price immediately on date of auction & shall be required to pay remaining purchase price within 30 days from the date of finalization of Auction. 9) In case the successful bidder fails to pay remaining finalized bid amount as mentioned in clause no. 8 above, the earnest money and 15% of purchase price deposited by him, will be forfeited and the property shall be put up again for sale through fresh Public Auction. 10) Recovery Officer reserves the right to accept, reject any or all offer/bid and/or postpone/cancel the Auction or date of opening of tender, without giving any reason there for.

Date : 18/12/2024  
Place : Thane



  
Recovery Officer  
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