



**SALE NOTICE**

Notice is hereby given to the public in general and to the Borrowers, Mortgagors & Sureties in particular by the Authorised Officer that the under mentioned properties mortgaged to Kokan Mercantile Co-operative Bank Limited has taken possession on 23.05.2023, 22.12.2022, 27.12.2022, 02.06.2023 under the provision of Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 will be sold by tender cum public auction as mentioned below for recovery of secured debt amounting to Rs.30,05,337.65 (Rupees Thirty Lacs Five Thousand Three Hundred Thirty Seven and paise sixty five only) towards loan account no.5069/33302 of Rabiya Jawed Parkar, Rs.23,27,260/- (Rupees Twenty Three Lacs Twenty Seven Thousand Two Hundred Sixty only) towards loan account no.5069/28169 of Mr.Mubin Hussain Bagdadi, Rs.19,95,677.60 (Rupees Nineteen Lacs Ninety Five Thousand Six Hundred Seventy Seven and paise sixty only) towards loan account no.5069/35840 of Mrs.Kazi Nafisa Munir Ahmed, Rs.29,41,696.88 (Rupees Twenty Nine Lacs Forty One Thousand Six Hundred Ninety Six and paise eighty eight only) towards loan account no.5069/24215 of Mr.Altaf Ismail Mirkar and further interest @ 11.50 % p.a., 11.50% p.a., 11.50% p.a. & 11.50%p.a as detailed below:

The properties will be sold without furniture and fixtures on "as is where is and as is what" is basis/condition

Sr. No.	Name	Description of property	Status of the property	Reserve Price	E.M.D. (in Rs.)	Inspection date and time	Sale date and time
1.	Loan A/C. 5069/33302 KHED BRANCH Mrs.Parkar Rabiya Jawed - Borrower Mrs.Parkar Kudsia Jawed -Surety Mr.Parkar Mahamad Hanif Yusuf - Surety Mr.Parkar Javed Yusuf -Surety	Fiat No.202, Adm. area 750 sq. ft., Shish Plaza, Gat no./S.No.184 & Hissa No.1D, CTS No.3027 B, at village Khed, Tal.Khed District Ratnagiri-415709	Physical possession with the bank.	17,80,000/-	1,78,000/-	10.07.2023 from 11.00 a.m. to 4.00 p.m.	27.07.2023 at 11.00 a.m.
1.	Loan A/C. 5069/28169 CENTRAL OFFICE BRANCH Mr Mubin Hussain Bagdadi Mrs.Naziya Mubin Bagadi - Mortgagor/Borrower. Mr.Ayaz Abdul Kader Mirajkar - Surety Mrs.Shahnaaz Ismail Shaikh -Surety Mr.Shashank Ganpat Surve -Surety	Fiat no.102, adm.area 1006 sq.ft. (B.U.) 1ST Floor Ekta Arcade, village Arathi, Tal.Shirwardhan, district Raigad, bearing house no.574/B, gut no.184 in the registration sub district and district of Shirwardhan and District Raigad.	Physical possession with the bank.	25,15,000/-	2,51,500/-	10.07.2023 from 11.00 a.m. to 4.00 p.m.	27.07.2023 at 11.00 a.m.
1.	LOAN A/C. NO.5069/35840 CHILPLUN BRANCH Mrs.Kazi Nafisa Munir Ahmed - Mortgagor/Borrower Mr.Mulla Abrar A.Kadr - Surety Mrs.Lambe Sairabnoo Imtiyaz - Surety Mr.Kazi Munir Ahmed Yunus -Surety	Fiat No.B-201, B-Wing, Tulsai Kunj Apartment, Kavithal situated at S.No.292, Adm. 511 sq. Ft., H.N.(1k)5, old assessment no. 3459 and new assessment no. U/PN21001580 within the limit of Registration & Sub-Registration of Chilplun, Nagar Parishad, District Ratnagiri	Physical possession with the bank.	15,00,000/-	1,50,000/-	10.07.2023 from 11.00 a.m. to 4.00 p.m.	27.07.2023 at 11.00 a.m.
1.	LOAN A/C. NO.5069/24215 RATNAGIRI BRANCH Mr.Mirkar Altaf Ismail - Borrower Mr.H.M.Nagraj -Surety Mr.Vaibhav Manuti Pawar -Surety Mr.Husnabanu Altaf Mirkar -Surety	Fiat no.608, adm.saleable area 940 sq.ft. (51.49 sq.mtr + balcony 9.89 sq.mtr + terrace 3.06 sq.mtr + cupboard 2.32 sq.mtr) area situated on ( still upper), 5TH floor in the building known as Ajinkyatara Residency, bearing survey no. 381, Hissa No.1/1+1/2+1/3E, 1/1+1/2+1/3R, 1/1+1/2+1/3D, 1/1+1/2+1/3F, 1/1+1/2+1/3Y, 1/45C & CTS NO.631/4, at village Mauje Nachane (within municipal limits of Ratnagiri Municipal Council) (Ward No.3/10) within the jurisdiction of Sub Registrar Ratnagiri, Tal. & District Ratnagiri-415612.	Physical possession with the bank.	31,25,000/-	3,12,500/-	10.07.2023 from 11.00 a.m. to 4.00 p.m.	27.07.2023 at 11.00 a.m.

Intending buyers may inspect the properties on the date and time as mentioned above.

The particulars in respect of the immovable secured properties specified hereinabove have been stated to the best of the information and knowledge of the undersigned who shall however not be responsible for any error, misstatement or omission in the said particulars. Terms and

Intending buyers may inspect the properties on the date and time as mentioned above.

The particulars in respect of the immovable secured properties specified hereinabove have been stated to the best of the information and knowledge of the undersigned who shall however not be responsible for any error, misstatement or omission in the said particulars. Terms and Conditions of public auction :-

- 1) Sale is strictly subject to the terms and conditions mentioned hereunder.
- 2) The properties will be sold without furniture and fixture on "As is where is and "As is what is" condition.
- 3) The properties under auction can be inspected on the date & time specified above. For any queries with regards to the inspection of properties or submission of tenders, kindly contact The Authorised Officer -Kokan Mercantile Co-op Bank Ltd, 1st floor Harbour Crest, Mazgaon T.T., Mumbai -400010. Phone : 9820547700/9820464264.
- 4) The interested buyers may send their offers for the above properties in a sealed cover along with the Demand Draft of earnest money deposit (EMD) at the Office of the Authorised Officer, Kokan Mer. Co-op Bank Limited, 1st floor Harbour Crest Mazgaon, T.T.Mumbai-400010, on or before 17.07.2023 The sealed cover will be opened by the Authorised Officer at 1st floor, Harbour Crest, Mazgaon, Mumbai -400010 in the presence of available intending bidders, Borrowers, Mortgagors & Sureties on 27.07.2023 at 11 a.m. the time of sale.
- 5) Offers or conditional offers that are not filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers and accordingly shall be rejected. The earnest money deposit shall not carry any interest.
- 6) Along with offer document, the interested intending bidder shall also attach a copy of the KYC Document (Pan Card, & Address Proof).
- 7) In no eventuality the properties would be sold below the reserve price.
- 8) Properties shall be sold to the highest bidder/offeree subject to acceptance of the bid by the secured creditor i.e. Kokan Mer.Co-op Bank Ltd. However the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary which will take place at the said place, date and time.
- 9) The Auction/Inter Se Biddings will also take place at the same place when the intending bidder may remain present and submit their offers directly and revise their offers upwards.
- 10) All dues and outgoings i.e. Municipal Taxes, Maintenance/Society Charges, Electricity and water taxes or any other dues including all overdue in respect of the said properties shall be paid by the successful bidder/purchaser.
- 11) The successful bidder/purchaser shall have to pay 25% of the purchase amount (after adjusting the E.M.D. already paid) immediately within 2 working days from the acceptance of the offer by the Authorised Officer in respect of the sale failing which the earnest money deposit will be forfeited.
- 12) The balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorised Officer. In the event of the default in payment of the balance 75% of the sale price or any part thereof within the prescribed period, the amount deposited shall be forfeited and the secured creditor will be at liberty to sell the properties once again and the defaulting Purchaser shall forfeit all claims to the properties or to any part of the sum already paid towards the purchase thereof.
- 13) Sale is subjected to confirmation by the Secured Creditor.
- 14) The immovable properties described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents and other risk from the date of the confirmation of the sale by the undersigned Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- 15) Any Statutory & Other dues payable including society dues if any and dues on the properties shall be borne by the Purchaser and all expenses relating to Stamp Duty, Registration Charges, Transfer charges and any other expenses and charges in respect of the registration of the Sale Certificate for the above referred properties shall be borne by the successful bidder.
- 16) No persons other than the intending bidders/offerees themselves or their duly Authorised representative shall be allowed to participate in the auction/sale proceedings.
- 17) In case all the dues together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the above named borrower/co-borrower till one working day prior to the date of auction then the properties will not be sold and all the bids received from the respective bidders shall be returned to them without any liability/claim against Kokan Mer.Co-op Bank Limited.

**STATUTORY 30 DAYS SALE NOTICE UNDER rule 8 (6) OF SARFAESI ACT 2002**

The borrowers, mortgagors and guarantors are hereby notified to pay the aforesaid sum outstanding up to date and ancillary expenses from 30 days from today failing which the properties will be put up for sale/sold and balance dues if any will be recovered with interest and cost

Place : RATNAGIRI & RAIGAD  
 DATE : 14.06.2023

Authorised Officer  
 s/d Kokan Mer.Co-op Bank Limited