

THE MUSLIM CO-OPERATIVE BANK LTD., PUNE

Administrative office : 647, Bhawani Peth. Pune. Tel No 020-26435007 / 26435009 / 26448993

Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s) and Guarantor (s) that the below described immovable property mortgage to the Secured Creditor, the Symbolic / Physical (whichever is applicable) possession of which has been taken by the Authorized Officer of The Muslim Co-op Bank Ltd., Pune (Secured creditor) will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the date of mentioned below, for recovery of dues as mentioned hereunder to The Muslim Co-op Bank Ltd., Pune from the below mentioned Borrower (s) & Guarantors (s). The Reserve price and the Earnest Money Deposit are also mentioned hereunder.

Table with columns: Sr. No, Loan Account No & Branch Name of the Borrower (s) / Guarantor (s) / Mortgage (s) and Type of Possession, Total Dues as per 13 (2) Demand Notice, Description of the Property, Reserve Price, Earnest Money Deposit, and detailed property descriptions for various mortgage and cash credit loans.

Auction / Sale Venue :- The Muslim Co-op Bank Ltd., Pune Administrative Office, 647 Bhawani Peth, Pune 411042 Telephone No 020-26435007 / 020-26435009 Name and Contact No of Authorised Officer :- Mr. Mohammad Shahid, Mobile NO 9850571651

Terms and Conditions:-

- 1. The Sale / Auction of the above Properties are "As is where is", "As is what is" and "Whatever there is" basis on Date 19/04/2024, Timing 11:00 AM to 04:00 PM
2. Before submitting the tenders the tenderer should satisfy themselves from the Undersigned about the rights, title, Interest & dues payable by them in respect of the property in questioned and later on no objection of any kind shall be entertained in these regards.
3. Interested parties may send their KYC along with application and tender should reach at above auction address on or before 18/04/2024, with earnest money by way Pay Order / D.D in favour of "The Muslim Co-op Bank Ltd., Pune"
4. No offers / Bids / Tenders below reserve price shall be entertained. Interested parties may send / Submit their Tender for purchasing the said properties in a sealed cover super scribed as "Tender for Purchase of Property name of Borrower" along with earnest money deposit.
5. Applicable stamp duty / additional stamp duty/ transfer and registration charges, TDS, GST, TCS, fees etc. have to be borne by the buyer only.
6. The tenderers may be given an opportunity to enhance their offer amount, after opening the tenders. The bid is not transferable.
7. The successful purchaser shall deposit 25% of the offer amount (Including EMD before bid) immediately within next working day after Sale / Auction by Pay Order /demand draft in favour of "The Muslim Co-op Bank Ltd., Pune" if the successful purchaser fails to pay 25% amount within the time prescribed herein above, the EMD shall be forfeited without giving any notice.
8. After deposit of 25% amount and thereafter confirming the Sale / Auction by the Authorised Officer, The purchaser shall have to pay remaining i.e 75% amount of the offer on or before 15 working days from the receipt of the confirmation letter. If the remaining amount is not paid within the time prescribed in the confirmation letter, the amount of 25% would be forfeited without giving any notice and the said properties shall be resold.
9. Inspection of property as per prior appointment of Authorized officer.
10. The Authorized Officer has absolute right to accept or reject any or all Tender(s) / offer(s) or adjourn / postpone / cancel the auction without assigning any reason therefor.
11. The detailed Terms & Conditions of the sale will be read at the time & place of the sale.
12. The Borrower (s) / Co-borrower (s) / Guarantor (s) are hereby put to notice to pay the total outstanding dues before the date of opening of bid failing which the secured assets will be auctioned and balance if any will be recovered with interest and cost from you. This notice should also be considered as 30 days sale notice to the borrower/Co-borrower/Guarantor under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Date : 18/03/2024 Mr. Mohammad Shahid, Authorised Officer
Place : Pune The Muslim Co-op. Bank Ltd; Pune