


GREATER BANK
 The Greater Bombay Co-operative Bank Limited
 (Incorporated in India)

 Stressed Account Department
 Ground Floor, JITO House, Plot No A-56,
 Road No 1, MIDC Marol, Next To The
 International by Tunga Hotel, Andheri (E),
 Mumbai 400 093. Tel No: 6128715/14.

Ref No: GBCB/REC/SRO/SPSL-720/2024

Date: 27.08.2024

[See proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditors, the physical possession of which has been taken by the Authorized Officer of The Greater Bombay Co-operative Bank Ltd Secured Creditors, will be sold on "As is where is", "As is what is", and "Whatever there is" on 13.09.2024, for recovery of Rs. 3,18,29,418/- (Rs. Three Crores Eighteen Lakhs Twenty Nine Thousand Four Hundred Eighteen Only) due to The Greater Bombay Co-operative Bank Ltd Secured Creditor from M/s. VRH Foods Pvt. Ltd. Mr. Dinesh Chimanlal Joshi (Director / Guarantor) Mrs. Varsha Dinesh Joshi (Director / Guarantor), Ms. Hetal Dinesh Joshi (Guarantor) & Mr. Kalpesh Chimanlal Joshi (Guarantor)

Fiat No. 703 & 703 A Krishna Vihar, Near Tata Compound, S.V. Road, Irla, Vile Parle (W), Mumbai 400 059 owned by Dinesh Chimanlal Joshi & Mrs. Varsha Dinesh Joshi. Admeasuring 240.00 sq.ft. each flat (As per Agreement)

The reserve price will be Rs. 53,45,455/- for each flat (Total amount of Two Flats Rs. 1,06,90,910/-) and the earnest money deposit will be Rs. 5,34,546/- for each flat. (Total amount of Two Flats Rs. 10,69,092/-)

For detailed terms and conditions of the sale are as follows:-

1. The auction sale will be on Friday, the 13th September 2024 at 11.15 am. at The Greater Bombay Co-operative Bank Ltd., Corporate Office, JITO House, Plot No.56, Road No.1, MIDC, Next to International by Tunga Hotel, Andheri (E), Mumbai-400 093
2. Earnest Money Deposit (EMD) shall be deposited in favour of The Greater Bombay Co-op Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. 94823000029, Recovery in NPA/A/c, IFSC Code: GBCB0000002, by submitting the bids on or before 12.09.2024 or by way of Demand Draft in favour of M/s. The Greater Bombay Co-operative Bank Ltd., payable at Mumbai.
3. The bid form along with Demand Draft or Online Transfer details shall be handed over to the Authorised Officer in sealed envelope at The Greater Bombay Co-operative Bank Ltd., JITO House, Plot No.56, Road No.1, MIDC, Next to International by Tunga Hotel, Andheri (E), Mumbai-400 093, on or before 12.09.2024 up to 5.00 p.m.
4. The bid price to be submitted shall be above to the Reserve Price. The qualified bidders shall entitle to improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand Only) in inter-se bidding. Offer/Bid amount lesser than reserve price shall not be entertained. All concerned parties are hereby informed to be present at the time of auction on 13.09.2024.
5. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-2 above. The balance 75% of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, Bank is at liberty to forfeit the amount deposited by the successful bidder. In the event of more time required by the bidder, a written application shall be made to the Authorised Officer on or before the 15th day and the Authorised Officer may extend the time, as per his discretion based on Rule 9(4) of Security Interest (Enforcement) Rules, 2002.
6. The EMD of the unsuccessful bidder will be returned within 3 working days from the closure of the auction sale proceedings.
7. The sale is subject to confirmation by the Bank. If the borrowers/ co-borrowers/ guarantor pay the amount due to the bank in full before date of sale, no auction sale will be conducted.
8. The property is sold in "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/ encumbrances over the property or on any other matter, etc., will be entertained after submission of the bid.
9. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
10. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, Taxes and rates and outgoings both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
11. The intending purchasers can inspect the property on Wednesday the 4th September, 2024, between 11.00 A.M. to 2.00 P.M. For inspection of the property, please contact: 6128 5715/14. The bid forms are available on payment of Rs. 100/- on any working day at the Stressed Accounts Department, Corporate Office, JITO House, Plot No.56, Road No.1, MIDC, Next to International by Tunga Hotel, Andheri (E), Mumbai-400 093.
12. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended w.e.f. 04.11.2018.

STATUTORY 15 DAYS NOTICE TO BORROWERS/GUARANTORS/MORTGAGOR

Dear Sir/Madam,

To,

1. M/s. VRH Foods Pvt. Ltd.,
 Principal Borrower
 01, Ground Floor, Mahavir Darshan, 17, Keshavji Naik Road, Bhat Bazaar, Mumbai - 400 009
 Sales Office : 707, Commodity Exchange Bldg, Near APMC Market, Sector 19, Vashi, Navi Mumbai

2. Mr. Dinesh Chimanlal Joshi (Director)
 3. Mrs. Mrs. Varsha Dinesh Joshi (Director)
 Director of M/s. VRH Foods Pvt. Ltd

01, Ground Floor, Mahavir Darshan, 17, Keshavji Naik Road, Bhat Bazaar, Mumbai - 400 009

4. Mr. Dinesh Chimanlal Joshi
 Guarantor
 5. Mrs. Varsha Dinesh Joshi
 Guarantor
 6. Ms. Hetal Dinesh Joshi
 Guarantor
 Flat No.703 & 703 A, 7th Floor, Bldg No.4, Krishna Vihar CHS Ltd, Next to Tata Compound, Juhu Hanuman Nagar, S V Road, Near Irla Bridge, Vileparle - (West) Mumbai - 400 059

7. Mr. Kalpesh Chimanlal Joshi
 Guarantor
 M/s. Shiv Shakti Enterprises
 Room no. 3, Mukund Patil Lane, Andheri Municipal Market, Andheri (W) Mumbai 400 058
 Mr. Kalpesh Chimanlal Joshi

PIA:- G-159 Madhvan, Near Indian Oil Nagar, J P Road, Andheri - (West) Mumbai 400 053
 Payment of the outstanding dues of Rs. 3,18,29,418/- as on 25.08.2024 with further interest thereon till closure of the account be paid on or before the date of the sale. The right of redemption will subsist only till the Sale Certificate issued in favour of auction purchaser is registered but not thereafter.

Place: Mumbai
Date: 27.08.2024Sd/-
Authorised Officer
The Greater Bombay Co-op Bank Ltd.