



**JANATA SAHAKARI BANK LTD., PUNE.** (Multi State Scheduled Bank)  
**Head Office:** 1444, Shukrawar Peth, Thorale Bajirao Road, Pune -411002,  
Phone: 24453258, 2445325, 24452894, 24453430  
**Recovery Dept:** - S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home,  
Pune Satara Raod, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400  
E Mail: ho.recovery@janatabankpune.com Web Site: www.janatabankpune.com

H.O/Legal Recovery/ Sec. Int / Sale /Tilak Rd/Nature Environmental/1531/651/ 253 /2024-25

Date: 31/01/2025

**Proclamation of Sale of Attached Immovable Property U/s.13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)" and Under Rule 8 (5) (c) 6 & Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.**

Whereas the property belongs to & owned by Director & Mortgagor & Guarantor Shinde Chandrashekhar Popatrao & Mortgagor & Guarantor Smt. Shinde Renu Chandrashekhar - herein under specified, has been in Actual Possession of the Authorised Officer of Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs. 1,92,70,509.37 (In Words Rs. One Crore Ninety-Two Lakh Seventy Thousand Five Hundred Nine & paise Thirty-Seven Only) as on 31/01/2022 plus to pay further interest at contractual rate on the aforesaid amount together with incidental expenses, costs and charges etc. from 01/02/2022 as per the Demand Notice: Ho/Legal-Rec/Sec Int13(2)/Tilak Rd/Nature Environmental /1531/651/336 /2021-22/ dt. 25/02/2022 due to Janata Sahakari Bank Ltd, Pune, Branch Tilak Road, Pune and the below mentioned Properties are mortgaged for the loan availed by Borrower Company M/s. Nature Environmental Management and Solutions Pvt Ltd. through its Directors & Guarantors Mr. Gaikwad Chandrashekhar Ramarao, Mr. Deshpande Nitin Sudhakar, Mr. Shinde Chandrashekhar Popatrao, Mr. Pisal Satish Manohar, Mortgagors & Guarantors Shinde Chandrashekhar Popatrao and Shinde Renu Chandrashekhar. Whereas the outstanding balance as on 31/12/2024 in the said loan account is Rs. 2,99,78,051.57 (In Words Rs. Two Crore Ninety Nine lakh Seventy Eight Thousand Fifty One Ps. Fifty Seven Only) plus further interest & charges, expenses thereon from 01/01/2025 Therefore, it is necessary to recover the said outstanding amounts in the said Loan account by sale of the said property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale of the said Property, Notice is hereby given that on **Friday 07<sup>th</sup> March 2025 at 12.30 p.m.** the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Properties hereinbefore referred to as "The Said Properties" and will sale this properties to the highest bidder in the above mentioned Public Auction, on "As is where is Basis and Without Recourse Basis" & upon such conditions , as are set out in the enclosed schedule of Terms & conditions of sale, in respect of the property, herein under specified

**DESCRIPTION OF THE PROPERTY**

Sr. No	Particulars	Details
1	<b>Borrower &amp; Mortgagor Guarantors</b>	M/s. Nature Environmental Management and Solutions Pvt Ltd. Through Its Directors & Guarantors Mr. Gaikwad Chandrashekhar Ramrao, Mr. Deshpande Nitin Sudhakar, Mr. Shinde Chandrashekhar Popatrao, Mr. Pisal Satish Manohar, Mortgagors & Guarantors Shinde Chandrashekhar Popatrao and Shinde Renu Chandrashekhar
2	<b>Details Of the Auction Properties</b>	<b>All that piece and parcel of Flat No. 301 A and Flat No. 301 B on the Third Floor of the Building No. A-2 situate in Silver Oak Co-operative Housing Society Ltd. Situate at Sr. No. 16/1, at Mouje Vadgaon Sheri within the Registration Dist. Pune Sub Registration Taluka Haveli and within the limits of Pune Municipal Corporation admeasuring area of Flat No. 301 A is 76.64 Sq. Mtrs. (825 Sq. ft.) and terrace of Building No. 2 area 15.32 Sq. Mtrs. i.e. 165 Sq. Fts. and Area of Flat No. 301 B is 82.68 Sq. Mtrs (890 Sq. Ft.) Built Up Total Saleable area (with addition of 100% attached terrace area of both Flat No. 301 A and 301 B is 174.64 Sq. Mtrs. (1880 Sq.Ft.)</b>
3	<b>Outstanding Balance As on 31/12/2024</b>	Rs. 2,99,78,051.57 (In Words Rs. Two Crore Ninety Nine lakh Seventy Eight Thousand Fifty One Ps. Fifty Seven Only) plus further interest & charges, expenses thereon from 01/01/2025
4	<b>Assessment or other taxes, Charges etc,</b>	All pending Taxes As per rules of Pune Municipal Corporation and Electricity charges. (if any)
5	<b>Encumbrances</b>	Not known to Bank
6	<b>Remarks</b>	<b>Said Property is in Actual &amp; Physical Possession of the Authorised Officer of Janata Sahakari Bank Ltd, Pune.</b>
7	<b>Date Time and Place of Proposed Auction</b>	<b>Friday 07<sup>th</sup> March 2025 at 12.30 p.m.</b> <b>Place: - Janata Sahakari Bank Ltd, Pune., Recovery Department</b> <b>S. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Road, Bibwewadi, Pune – 411037.</b>
8	<b>Reserve Price for Immovable Property</b>	<b>Rs. 1,55,00,000/- (Rs. One Crore Fifty Five Lakh only)</b>

Place - Pune  
Date – 31/01/2025.

(Santosh Vitthal Hirve)  
Chief Officer /Authorised Officer  
(Under SAFAESI Act 2002 (54 of 2002))  
Janata Sahakari Bank Ltd, Pune  
(Multi-State Scheduled Bank)



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**Terms and Conditions of Sale Proclamation**

**The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) (c) 6 and Rule 9(1) of the Security Interest (Enforcement) Rules 2002**

- 1) The Property will be sold on "As is where is Basis" and "Without Recourses basis".
- 2) This notice and mode of sale of secure assets are without prejudice to any other notice / mode of sale secured assets.
- 3) All Pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property and excluding the Auction Sale Price and **all other charges existing and in future for the property whether incidental or otherwise, in respect of the Immovable property** should be paid and borne by the **Auction Purchaser.**
- 4) **As a condition precedent to participate in the auction every Participant has to be deposit an amount of Rs. 15,50,000/- as earnest money deposit with the Authorised Officer before the auction takes place.** The unsuccessful bidders / participant will be refunded the said deposit after finalization of Auction sale, without any interest, damages, compensation or consideration thereon, thereto and thereof or incidental thereto. All Auction participant has to submit latest photograph, Xerox copy of all KYC document i.e. Pan Card, Adhar Card, etc. along with originals (for verification) before the auction take place.
- 5) The sale shall be confirmed in favour of the purchaser/ participant who has offered highest sale price in his bid to the Authorised Officer & shall be subject to confirmation by the secured creditor.
- 6) On sale of the said immovable property, the purchaser / Successful Bidder shall deposit 25% of the amount of total and highest bid / sale price, (Which is inclusive of Earnest Money deposit) immediately on the same day to the Authorised Officer conducting the Auction sale. In default thereof, the amount so deposited including participation amount and all the rights, interest, claim or demand in or upon the property of defaulting purchaser shall be forfeited fully and completely.
- 7) The balance amount payable of purchase price i.e. 75% of Total Highest Bid amount shall be paid by the purchaser to the Authorised Officer, on or before the **15<sup>th</sup> day** from the date of auction of the immovable property.
- 8) In default of the payment of 75% amount of total highest bid amount, within a period of 15 days from the date of auction of the immovable property or such extended period as may be agreed upon in writing between the parties, the entire amount (Including earnest money deposit) deposited, till then deposited with, shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
- 9) **The Reserve Price fixed for the sale of the property is Rs.1,55,00,000/- (Rs. One Crore Fifty Five Lakh Only) below which the property will not be sold.**
- 10) Other Terms & Conditions will be read at the time of Auction sale.
- 11) The Authorised Officer holds the right to change (i.e. add or delete) the terms and condition and also to cancel or Postpone the Auction without assigning any reason.
- 12) The purchaser / participants shall carry out due diligence at its own cost and consequences in respect of the said auction property.
- 13) In respect of any other terms and conditions contained herein or otherwise relating to the sale of said secured Assets put to the auction through this public notice, if any dispute, difference of opinions, disagreement arises or take place, the same shall be referred to the Courts at Pune only and only Pune courts shall have exclusive Jurisdiction to decide the same.
- 14) **Bid increment For Property Rs. 1,00,000/- and in multiples**
- 15) **For any further details and information Please Contact: -**
  - 1) **Authorized Officer, Recovery Dept:** - S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara road, Bibwewadi Pune – 411037. Phone No. 24404444 & 24404400.
  - 2) **For inspection of property and or more information, the prospective bidders may contact Branch Manager - Janata Sahakari Bank Ltd.,Tilak Road Branch,**  
1732, Sadashiv Peth, Vishnu Apartment, Tilak Road, Pune 411 030. **Mobile No. 82750 90210.**
  - 3) **E Mail : [ho.recovery@janatabankpune.com](mailto:ho.recovery@janatabankpune.com), [tilakroad@janatabankpune.com](mailto:tilakroad@janatabankpune.com), [www.janatabankpune.com](http://www.janatabankpune.com)**



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