



# Janata Sahakari Bank Ltd., Pune

(Multistate Scheduled Bank)

HEAD OFFICE : 1444, Shukrawar Peth, Thorale Bajirao Road, Pune - 411 002.

Phone : 24453258, 24453259, 24452894 • Fax : 020-24453430

Bharat Bhavan Office : Phone : 24494032, 24494226 • Fax : 020-24493402

E-mail : jsbho@janatabankpune.com • Website : www.janatabankpune.com

Form No. 221/12-2018

Letter No. :

Date :

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

*( This Advertisement is concise form of Proclamation of Sale*

*No. H.O/Legal Recovery/Sec.Int/NEPC /Sale/377/2019 Dated 28.02.2019 )*

**( On "As is where is and whatever there is basis", and "without recourse basis")**

**DESCRIPTION OF THE IMMOVABLE AND MOVABLE PROPERTY**

Sr. No	Particulars	Details
1	Borrower /Mortgagor Director/ Guarantors  Corporate Guarantor	1) M/s. NEPC Agro Foods Ltd ( Prop. Tamilnadu Flour Mills ) 2) Mr. Rajkumar Khemka 3) Mr. Tirupathi kumar Khemka 4) Mr. Ravi Prakash Khemka 5) M/s. NEPC India Ltd.
2	Property Details	All that piece and parcel of land bearing Plot No. 83, MTH Road, Ambattur Industrial Estate, Ambattur, Madras(Chennai)-600053, admeasuring 2 acres, together with all building and super structures thereon and comprised in S. No. 14,15,16 (part), 17 (part), 18, 19, 20 in the sub-registrartion District of Ambattur and the registration District of Chingleput, Madras alongwith the entire machinery in the present state therein.
3	Area	2.00 Acre
4	Assessment or other taxes	As per rules of the Ambattur Municipality, SIDCO and local Govt.(Madras/Chennai)
5	Encumbrances	1) Income Tax Department is raising its claim for its so called dues. 2) Second Charge of Repco Bank.
6	Remarks	The immovable and movable property has been in the <u>ACTUAL and PHYSICAL POSSESSION</u> of the undersigned Authorised Officer, Janata Sahakari Bank Ltd, Pune. w.e.f. 19/12/2007.
7	Date, Time and Place of Proposed Auction	Monday 1 <sup>st</sup> April 2019 on 11.00 am at Janata Sahakari Bank Ltd., Pune - 1360, Shukrawar Peth, Bharat Bhavan Building, Behind Saraswati Mandir, Bajirao Road, Pune-411002. Maharashtra.
8	Reserve Price	Rs. 43,50,00,000/- (Rs. Forty Three Crores Fifty Lakh Only)

seal

Sd/-

Dy .Gen. Manager /Authorised Officer  
Janata Sahakari Bank Ltd,Pune

Place - Pune

Date - 28.02.2019



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## Terms & conditions of sale -

- 1) The Properties will be sold on **"as is where is and whatever there is basis", and "without recourse basis"**
- 2) This notice and mode of sale of the secured assets are without prejudice to any other notice/ mode of sale of the secured assets.
- 3) All Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said property along with TDS should be borne and paid by the Auction Purchaser.
- 4) **As a condition precedent to participate in the auction an amount of Rs.1,00,00,000/- (Rs.One Crore Only) has to be deposited by way of demand draft with the authorised officer, before the auction takes place.** The unsuccessful bidders will be refunded the said deposit after finalization of sale, without any interest, damages, compensation or consideration thereon, thereto and thereof, or incidental thereto.
- 5) The sale will be confirmed in favour of the purchaser 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 and movable property, the purchaser shall immediately on the same day deposit 25% of the amount of total sale price inclusive of earnest money deposit, to the authorised officer conducting the sale and in default thereof, the amount deposited including earnest money shall be forfeited and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon or right to get the property or properties, conveyed to the purchaser.
- 7) The balance amount of purchase price payable 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 and movable property.
- 8) In default of the payment within the period mentioned above, the amount deposited 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 properties is Rs. 43,50,00,000/- (Rs. Forty Three Crores Fifty Lakh Only) below which the properties will not be sold,** subject to the discretion of the authorised officer to be exercised by him in an exceptional facts and circumstances.
- 10) The Authorised Officer holds the right to change (i.e.add or delete) the terms and conditions and also to cancel or Postpone the Auction without assigning any reason.
- 11) For inspection of the properties the prospective purchaser can contact Authorised Officer on his mobile no. 09860796447.
- 12) The purchaser shall carry out due diligence at its own cost and consequences in respect of secured assets.
- 13) In respect of any of the terms and conditions contained herein or otherwise relating to sale of the secured assets put to auction through this public notice, if any dispute, difference of opinions or disagreement arises or takes place, the same shall be referred to the courts at Pune (Maharashtra) only and only Pune Courts shall have exclusive jurisdiction to decide the same.
- 14) **For more details contact to -**
  - i) Janata Sahakari Bank Ltd.,Pune,1360, Shukrawar Peth, Behind Saraswati Mandir, Bharat Bhavan, Bajirao Road, Pune. 411002 Maharashtra Phone No. 020 – 24494226 / 24471128.
  - ii) Web Site – [www.janatabankpune.com](http://www.janatabankpune.com) iii)E-mail – [ho.recovery@janatabankpune.com](mailto:ho.recovery@janatabankpune.com)