



# JANATA SAHAKARI BANK LTD., PUNE

(Multistate Scheduled Bank)

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

Phone : 020-24453258, 020-24452894 • Fax : 020-24493430

Mumbai Recovery Cell : S. K. Bole Road, Agar Bazar, Dadar (West), Mumbai - 400 028.

• Mob. : 9607983287

E-mail : mumbai.recovery@janatabankpune.com • Website : www.janatabankpune.com

Letter No. Mumbai / Recovery/Sec.Int./Vileparle/Navjeevan /Sale/ <sup>137</sup> /2013 Date :

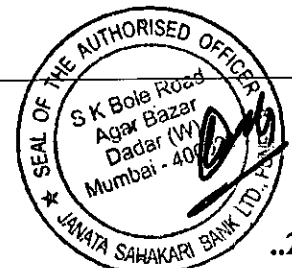
21/08/2019

## ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ( in short referred to as SARFAESI Act ) and Security Interest ( Enforcement ) Rules, 2002 read with provision to Rule 8 (6) of the Security Interest Enforcement Rule, 2002 and pursuant to the Physical Possession of the secured asset mentioned hereunder vested with the Authorized Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorized Officer has decided to sell the secured asset by online e- auction sale.

Notice is hereby given to the Public in General and to the Borrower, Mortgagor and Guarantors in Particular, that the under mentioned Immovable Property Mortgaged with Janata Sahakari Bank Ltd., Pune, Branch Vileparle, Mumbai for the loan sanctioned to **M/s. Navjeevan Life Science Pvt. Ltd. ( Borrower )** & due to default in payment of Interest & Principle the below mentioned property Owned by Mr. Sunil Javatlal Shah ( Mortgagor ) will be sold on " **AS IS WHERE IS BASIS & AS IS WHAT IS** " condition, by way of " online e-auction" for recovery of dues and further interest, charges and cost etc. as detailed below in terms of the provisions of SARFAESI Act, 2002 read with Rules 8 & 9 of Security Interest ( Enforcement ) Rules, 2002 ) through website : <https://www.janatabankpune.com> & <http://bankeauctions.com>

<b>Name of the Borrower &amp; Address</b>	<b>M/s. Navjeevan Life Science Pvt. Ltd.</b> O/at. - D-14/E/3, New Highway Park, Thakur Complex, Kandivali (East), Mumbai – 400 101.
<b>Name of Directors &amp; Address</b>	<b>1. Shri. Kanan Krishnamurthy</b> R/at. 1801, Shivalaya Tower, Thakur Complex, Kandivali (East), Mumbai – 400 101. <b>2. Shri. Harshad Champaklal Shah</b> R/at. A-5, Tajkiran CHSL., Ram Mandir Road, Vileparle (East), Mumbai – 400 057. <b>3. Shri. Rajendra Chandrakant Potnis</b> R/at. G-1104, Eternity CHSL., Near Eternity Mall, Teen Haath Naka, Thane (West) – 400 604.
<b>Mortgagor</b>	<b>Shri. Sunil Jevatlal Shah</b> R/at. - A-605/606, Ekta Terrace, Mahaveer Nagar, Kandivali (West), Mumbai – 400 067.





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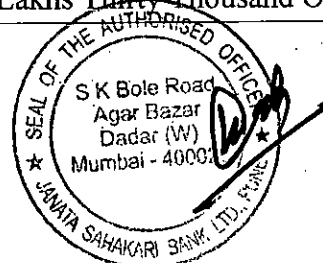
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<b>Guarantors</b>	<b>1. Shri. Kanan Krishnamurthy</b> R/at. 1801, Shivalaya Tower, Thakur Complex, Kandivali (East), Mumbai - 400 101. <b>2. Shri. Harshad Champaklal Shah</b> R/at. A-5, Tajkiran CHSL., Ram Mandir Road, Vileparle (East), Mumbai - 400 057. <b>3. Shri. Rajendra Chandrakant Potnis</b> R/at. G-1104, Eternity CHSL., Near Eternity Mall, Teen Haath Naka, Thane (West) - 400 604.
<b>Amount Due</b>	Rs. 9,08,30,109/- (Rs. Nine Crore Eight Lakhs Thirty Thousand One Hundred Nine Only) ) as on 31 <sup>st</sup> July, 2015 with further interest till the date of repayment of dues in full together with incidental expenses, costs and charges as per the Demand Notice dated 11 <sup>th</sup> August, 2015 issued under section 13(2) of the SARFAESI Act, 2002.
<b>Description of the Secured Asset being Auctioned</b>	Residential Plot No. 174, 175, 176 & 177 situated at S. No. 157/1 and 12, "Orange City", Latif Wadi, Opp. Maruti Dhaba, Mumbai Nashik Road, Kasara Khurd, Taluka Shahapur, Dist. Thane - 421 602. ( Maharashtra State )
<b>Area of Plots</b>	i) Plot No. 174 - admeasuring area 456.00 Sq.mtrs. ii) Plot No. 175 - admeasuring area 344.00 Sq.mtrs. iii) Plot No. 176 - admeasuring area 272.00 Sq.mtrs. iv) Plot No. 177 - admeasuring area 272.00 Sq.mtrs.
<b>Assessment or other Taxes</b>	As per the Rules of Municipal Corporation of Thane & Other Taxes.
<b>Encumbrances</b>	Not Known to the Bank.
<b>Possession taken under SARFAESI Act, 2002</b>	Physical Possession taken on 3 <sup>rd</sup> December, 2015 by the Authorized Officer, Janata Sahakari Bank Ltd., Pune .
<b>Date of E- Auction</b>	26 <sup>th</sup> September, 2019 (Thursday ) between 11.00 A.M. To 12.00 Noon
<b>Mode of E- Auction</b>	Online - e auction
<b>Reserve Price</b>	Rs. 35,30,000/- ( Rs. Thirty Five Lakhs Thirty Thousand Only)



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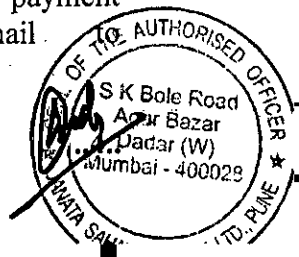
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Bid Increment	Rs. 1,00,000/- ( Rs.One Lakh Only ) & in such multiples
Last Date of submission EMD, Bid documents & KYC Documents	24 <sup>th</sup> September, 2019 ( Tuesday ) before 5.00 P.M. ( Bid & other Documents enclosed herewith )

## Terms and Conditions of E- Auction :

1. The Auction sale is being conducted as per the further Terms ,Conditions & Procedure set out by the Authorized Officer under the provisions of SARFAESI Act, 2002 with the aid and through e-auction mode. Auction/Bidding shall be only through " Online Electronic Mode " through the website <http://www.bankeauctions.com> (M/s.C1 India Private Limited is the Service Provider to arrange platform for e-auction ). Bidder may also go through the website of <https://janatabankpune.com> for the details of the Secured Assets & obtaining the Bid Documents.
2. The bidders may participate in the e-auction quoting/bidding from their own offices / place of their choice. Internet connectivity shall have to be arranged by each bidder himself / itself. The Authorized Officer of the Bank / Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
3. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Jay Singh of M/s. C1 India Private Limited, Contact Number : 7738866326 email: [jay.singh@clindia.com](mailto:jay.singh@clindia.com) or Mr. Hareesh Gowda Contact No. 959497555 email : [hareesh.gowda@clindia.com](mailto:hareesh.gowda@clindia.com)
4. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on " AS IS WHERE IS BASIS & AS IS WHAT IT IS " condition.
5. All the intending Purchasers / Bidders are required to register their names in the portal of <http://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.
6. All intending Bidders are required to deposit the Earnest Money Deposit (10% of the Reserve Price ) through NEFT / RTGS to credit of A/c. No. 017254100000000, Janata Sahakari Bank Ltd., Pune, Dadar (West) Branch, Mumbai IFSC Code No. JSBP0000017 on or before 24<sup>th</sup> September, 2019 up to 5.00 P.M. & Copy / Proof of the said payment should be uploaded on <http://www.bankeauctions.com> & mail [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com)





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7. Bidders are also required to submit the KYC i.e. Self Attested copies of their acceptable proof of residence , PAN Card, Adhar Card, along with Original Authority Letter, Copy of Resolution ( if applicable ) etc. should be submitted to Authorized Officer, Janata Sahakari Bank Ltd., Pune, Mumbai Recovery Cell, Agar Bazar, S.K.Bole Road, Dadar (West), Mumbai - 400 028 & mail to [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) & also upload on <http://www.bankeauctions.com> by 05.00 p.m. on or before 24<sup>th</sup> September, 2019 . Bid application will not be accepted if KYC is not uploaded.

8. Bid form without Earnest Money Deposit shall be rejected summarily.

9. After the submission of Bid forms, the bidders are not allowed to withdraw the Bid forms / EMD, before completion of e-auction.

10. Online e-auction sale will start automatically on and at the time as mentioned above. Auction / Bidding time will initially be for a period of one hour with auto time extension of five minutes each till the completion of the said Auction.

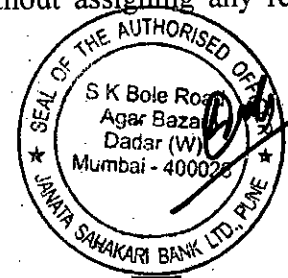
11. The successful Purchaser / Bidder shall deposit the 25% ( inclusive of EMD ) of his / its offer by way of RTGS / NEFT to Janata Sahakari Bank Ltd., Pune the account mentioned herein above on 26<sup>th</sup> September, 2019 upto 18.30 hours on i.e. day of Auction ; failing which, the sale will be deemed to have been failed and the EMD of the said successful Purchaser / Bidder shall be forfeited.

12. The EMD of all other Bidders, who did not succeed in the e - Auction will be refunded by Janata Sahakari Bank Ltd., Pune within 48 hours of the closure of the e-auction. The EMD shall not carry any interest.

13. The balance amount of purchase consideration shall be payable by the successful purchaser / Bidder on or before the fifteenth ( 15<sup>th</sup> ) day from the date of e-auction. In case of default, all amounts deposited till then shall be liable to be forfeited.

14. For the more information, regarding the Auctioned Property the prospective Bidders may contact Mr. Ramakant Buwa ( Mob. 8600040556) / Mr. Shridhar Rajderkar (Mob. 9322109013) or at - [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com)

15. At any stage of the auction, the Authorized Officer of the Bank may Accept / Reject / Modify / Cancel the Bid / Offer or Post-Pone the auction without assigning any reason thereof and without any prior notice.



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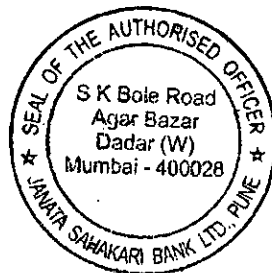
16. The successful Purchaser / Bidder shall bear all the Statutory Dues, Taxes, Fees payable, Stamp Duty, Registration fees etc. that is required to be paid in order to get the property Conveyed / Delivered in his / her / its favour as per the applicable law.

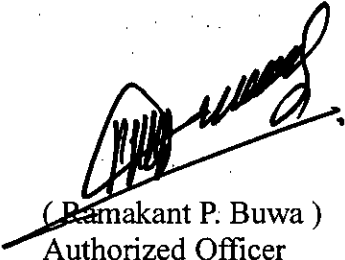
17. The Borrower / Mortgagor, Mortgagor/Guarantors & Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest ( Enforcement ) Rule, 2002 about the holding of the above mentioned Auction Sale. The said E-Auction Notice has been served to the Borrower Company, Partners, Mortgagor / Guarantors by Speed Post Regd. A.D / Hand Delivery.

18. For detailed Terms and Conditions and Bid Document of the Sale, please refer to .  
<https://www.janatabankpune.com> & or <http://www.bankeauctions.com>

Place : Dadar, Mumbai

Date : 21/08/2019.



  
( Ramakant P. Buwa )  
Authorized Officer  
Janata Sahakari Bank Ltd., Pune





ANNEXURE – III  
**DECLARATION BY BIDDER(S)**

To,  
Authorized Officer,  
Janata Sahakari Bank Ltd., Pune.  
Mumbai Recovery Cell,  
S.K.Bole Road, Agar Bazar,  
Dadar (West), Mumbai – 400 028.

Date :- \_\_\_\_/\_\_\_\_/2019.

1. I/We, the Bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer of the Bank
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer of the Bank in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our Bid for purchase of the asset/s is accepted by the Authorized Officer of the Bank and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the Bid and thereafter, is/are liable to be forfeited by the Authorized Officer of the Bank.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, as the defaulting Bidder, I/We shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other Bidders who did not succeed in the e-auction will be refunded by Janata Sahakari Bank Ltd., Pune within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/We state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I/We also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and /or additions or deletions of times being offered for sale.

Signature : \_\_\_\_\_

Name : \_\_\_\_\_

Address: \_\_\_\_\_

E-mail ID : \_\_\_\_\_

**Note :- Note : This document is required to be duly filled in and signed by the bidder and thereafter send by mail to [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) and uploaded on the website: <http://www.bankeauctions.com> during the time of submission of the bid.**



**ANNEXURE – IV**  
**Confirmation by Bidder Regarding Receipt of Training**

To,  
The Authorized Officer,  
Janata Sahakari Bank Ltd., Pune.  
Mumbai Recovery Cell,  
S.K.Bole Road, Agar Bazar,  
Dadar (West), Mumbai – 400 028.

Sub :- **Confirmation regarding receipt of e-Auction Training.**

Dear Sir,

This has reference to the Terms & Conditions for the e-auction mentioned in the Tender Document and available on the website [https://: www.janatabankpune.com](https://www.janatabankpune.com) & <http://www.bankeauctions.com>

**I/We confirm that :-**

- a) I/We have read and understood the Terms and Conditions governing the e-Auction as mentioned in Tender Document available on the website <https://www.janatabankpune.com> & <http://www.bankeauctions.com> and also e-Auction notice published by Janata Sahakari Bank Ltd., Pune in daily newspapers and unconditionally agree to them.
- b) I/We also confirm that I/We have taken training on the on-line bidding/auction from M/s. C1 India Private Limited and confirm that I/We are fully conversant with the functionally and process.
- c) I/We confirm that Janata Sahakari Bank Ltd., Pune and M/s. C1 India Private Limited, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. Before or during the auction event.
- d) I/We, hereby confirm that I/We will honour the Bids placed by me/us during the e-Auction process.

With regards

Signature of the Bidder : \_\_\_\_\_

Date : \_\_\_\_\_

Address of Bidder : \_\_\_\_\_

**Note :- Note : This document is required to be duly filled in and signed by the bidder and thereafter send by mail to [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) and uploaded on the website: <http://www.bankeauctions.com> after the receipt of training on e-Auction .**

**ANNEXURE – V**  
**Price Confirmation Letter by Bidder(s)**

To,  
The Authorized Officer,  
Janata Sahakari Bank Ltd., Pune  
Mumbai Recovery Cell,  
S.K.Bole Road, Agar Bazar,  
Dadar (West), Mumbai – 400 028.

Sub :- Residential Plot No. 174,175,176 & 177, “Orange City”, S.No. 157/1 and 12, Latif Wadi, Opp. Maruti Dhaba, Mumbai Nashik Road, Kasara Khurd, Tal. Shahapur, Dist. Thane – 421 602. of Final Bid quoted during e-Auction .

Dear Sir,

I/We confirm that I/We have quoted the highest Bid of Rs. \_\_\_\_\_ /- ( In words Rs. \_\_\_\_\_ only ) for the purchase of the immovable property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by M/s. C1 India Private Limited through their website of <http://www.bankeauctions.com> & the Authorized Officer of Janata Sahakari Bank Ltd., Pune through its website of <https://janatabankpune.com> on \_\_\_\_\_. ( Date of Auction )

Yours sincerely,

Signature : \_\_\_\_\_

Name of Bidder : \_\_\_\_\_

Date :

**Note : This document is required to be duly filled in and signed by the H1( Highest Bidder ) and thereafter e-mail scanned letter to the email on [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) & copy uploaded on <http://www.bankeauctions.com> immediately on completion of the bidding.**

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