

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

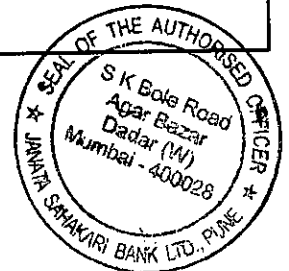
Whereas, the Property of Borrower /Mortgagor M/s. Kliffton Forge Pvt. Ltd. Through its Directors 1) Smt. Ramesh Rani Chatwal, 2) Mrs. Aaurti Kapoor ( Since Decease ), 3) Mr. Indrapal Singh 4) Mr. Satyapal Mukundlal Arrora & 5) Mr. Prashant Jha ( Borrower /Mortgagors) and 1) Smt. Ramesh Rani Chatwal, 2) Mrs. Aaurti Kapoor( Since Decease ) & 3) Mr. Indrapal Singh (Guarantors) hereinunder specified has been taken in the form of **Physical Possession** by the Authorized Officer, Janata Sahakari Bank Ltd.,Pune on account of the claim of about **Rs. 7,05,04,186.34 (In words Rs. Seven Crore Five Lakhs Four Thousand One Hundred Eighty Six and Paise Thirty Four Only)** as on 30/11/2017 and interest, charges, expenses etc. thereon as per the Demand Notice dated 29/12/2017 due to the Janata Sahakari Bank Ltd, Pune **Borivali Branch, Mumbai** and,

Whereas, the aggregate of outstanding dues as on 31/05/2020 for the said loan account is **Rs. 10,87,50,212.34 (In words Rs. Ten Crore Eighty Seven Lakhs Fifty Thousand Two Hundred Twelve Paise Thirty Four Only)** plus further interest, charges thereon and it is necessary to recover the said Loan amount by sale of the said property together with all lawful charges and expenses arising due to recovery of possession and proposed the undersigned, Authorized Officer, Janata Sahakari Bank Ltd., Pune will hold sale of N.A.Plot of land bearing Survey No. 60/4 admeasuring 0H-38R-0 out of total land admeasuring 4H-91R-0, Village Vasuri – Khurd, along with the structures standing thereon within the limits of group Gram panchayat Biloshi, Taluka Wada, Dist. Palghar **Thursday 23rd July, 2020, at 3.00 P.M.** by way of Public Auction to the highest bidder on **"As is where is & As is What is Basis"** and upon such conditions as are set out in the enclosed schedule of Terms and conditions of sale, in respect of the property, herein under specified ,

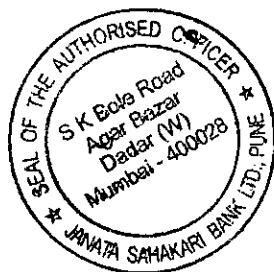
**DESCRIPTION OF THE IMMOVABLE PROPERTY**

("As is where is & As is What is " basis.)

Sr. No	Particulars	Details
1	Borrower /Mortgagors  Guarantors	M/s. Kliffton Forge Pvt. Ltd., Factory at :- Survey No. 60/4, Zone No.5, Behind Blue Star Co., Village Vasuri Khurd, Gram Panchayat Biloshi, Taluka Wada, Dist. Palghar.- 421 312. Through it's Directors 1) Smt. Ramesh Rani Chatwal 2) Mrs. Aaurti Kapoor ( Since Decease ) 3) Mr. Indrapal Singh 4) Mr. Satyapal Mukundlal Arrora 5) Mr. Prashant Jha  1) Smt. Ramesh Rani Chatwal 2) Mrs. Aaurti Kapoor ( Since Decease ) 3) Mr. Indrapal Singh
2	Survey No/Plot No.	Survey No. 60/4, Zone No.5, Behind Blue Star Co., Village Vasuri Khurd, Gram Panchayat Biloshi, Taluka Wada, Dist. Palghar.- 421 312.
3	Name of the Taluka/ District	Taluka Wada, Dist. Palghar.- 421 312.
4	Area of Plot	NA Plot of Land admeasuring 0H-38R-0 out of total land admeasuring 4H-91R-0.
5	Boundaries of Plot	Towards East : By Road & ICEM Engineering Co. Towards West : By Open Land. Towards South : By Road Towards North : By Open Land.



Sr. No	Particulars	Details																				
6	Area of Construction (Structure)	<table border="0"> <thead> <tr> <th>Description</th> <th>Area Sq. Ft. Built -up</th> </tr> </thead> <tbody> <tr> <td>1) Main Factory Shed</td> <td>13500</td> </tr> <tr> <td>2) Office Building</td> <td></td> </tr> <tr> <td>    a) Ground Floor</td> <td>1906</td> </tr> <tr> <td>    b) First Floor</td> <td>1906</td> </tr> <tr> <td>3) Heat Treatment Shed</td> <td>2304</td> </tr> <tr> <td>4) Security Cabin / Store Room</td> <td>884</td> </tr> <tr> <td>5) Air Compressor Room</td> <td>2154</td> </tr> <tr> <td>6) Rear Side Shed</td> <td>3339</td> </tr> <tr> <td>Total</td> <td>25993</td> </tr> </tbody> </table>	Description	Area Sq. Ft. Built -up	1) Main Factory Shed	13500	2) Office Building		a) Ground Floor	1906	b) First Floor	1906	3) Heat Treatment Shed	2304	4) Security Cabin / Store Room	884	5) Air Compressor Room	2154	6) Rear Side Shed	3339	Total	25993
Description	Area Sq. Ft. Built -up																					
1) Main Factory Shed	13500																					
2) Office Building																						
a) Ground Floor	1906																					
b) First Floor	1906																					
3) Heat Treatment Shed	2304																					
4) Security Cabin / Store Room	884																					
5) Air Compressor Room	2154																					
6) Rear Side Shed	3339																					
Total	25993																					
7	Assessment or other taxes	As per Rules of the Gram Panchayat Biloshi, & Wada Nagar Parishad and Local Government.																				
8	Encumbrances	Not known to the Bank.																				
9	Remarks	The Physical Possession has been taken by the Authorized Officer, Janata Sahakari Bank Ltd, Pune .																				
10	Date, Time and Place of Proposed Auction	<b>Thursday, 23<sup>rd</sup> July, 2020 at 3.00 P.M.</b> At Janata Sahakari Bank Ltd, Pune. Mumbai Recovery Cell, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai – 400 028.																				
11	Reserve Price	<b>Rs. 1,86,25,000/- ( One Crore Eighty Six Lakhs Twenty Five Thousand Only)</b>																				
12	Bid Increment	<b>Rs. 1,00,000/- ( Rs. One Lakh Only ) &amp; in such multiples</b>																				
13	Earnest Money Deposit (EMD)	EMD amount Rs.18,62,500/- ( Rs. Eighteen Lakhs Sixty Two Thousand Five Hundred Only ) EMD amount to be deposited by way of Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai.																				
14	Date of Inspection	<b>Saturday, 18<sup>th</sup> July, 2020 at 12.00 Noon to 3.00 P.M.</b>																				



*(Handwritten Signature)*

( S. S. Tamhankar )

Dy. General Manager /Authorized Officer  
Janata Sahakari Bank Ltd,Pune.

Place- Dadar, Mumbai  
Date – 15/06/2020

**Copy to:-**

**BORROWER / MORTGAGOR**

1. M/s.Killifon Forge Pvt. Ltd. - S.No. 60/4, Village Vasuri Khurd, Behind Blue Star Co, Tal. Wada, Dist. Palghar.

**Through its Directors :-**

- i) Smt. Ramesh Rani Chatwal - **R/at** – KH-144, Kavi Nagar, Ghaziabad, Uttar Pradesh – 210 002.
- ii) Mrs. Aaurti Kapoor ( Since Decease) - **R/at** – JG 1/103, Ekta Apartment, Vikas Puri, New Delhi – 110 018.
- iii) Mr. Indrapal Singh - **R/at** – KH-98, Kavi Nagar, Ghaziabad, Uttar Pradesh – 201 001.
- iv) Mr. Satyapal M. Arrora - **R/at** – i) Flat No. 902, 9<sup>th</sup> Floor, Gundecha Heights, L.B.S.Marg, Kanjurmarg, Mumbai – 400 078.  
ii) Gala No. 7, Arihant Industrial Estate, Dhumal Nagar, Waliv, Vasai (East), Thane – 401 205.
- v) Mr. Prashant Jha - **R/at.**- House No. 8/14, Rajendra Nagar, Sector No. 3, Block No. 8, Police Station, Sahibabad, Ghaziabad, Uttar Pradesh – 201 005.

**GUARANTORS**

2. Smt. Ramesh Rani Chatwal - **R/at** – KH-144, Kavi Nagar, Ghaziabad, Uttar Pradesh – 210 002.
3. Mrs. Aaurti Kapoor ( Since Decease ) - **R/at** – JG 1/103, Ekta Apartment, Vikas Puri, New Delhi – 110 018.
4. Mr. Indrapal Singh - **R/at** – KH-98, Kavi Nagar, Ghaziabad, Uttar Pradesh – 201 001.

**Copy to :-**

1. Sarpanch - Group Gram Panchayat Biloshi, Tal. Wada, Dist. Palghar.
2. City Survey Officer - City Survey Office, Tal. Wada, Dist. Palghar.
3. Chief Officer - Nagar Parishad, Wada.
4. Head of the Department Legal & Recovery, Janata Sahakari Bank Ltd, Pune
5. Branch Manager, Janata Sahakari Bank Ltd, Pune, Branch Borivali , Mumbai.



**Terms and Conditions of Sale Proclamation No. Mumbai/Recovery/Sec.Int/Borivali/Kliffon Forge /Sale/ 22 /2020 Dated 15/06/2020 U/s.13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (6) of the Security Interest (Enforcement) Rules 2002**

- 1) The Property will be sold on "**As is where is Basis & As is What is**" basis.
- 2) All Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Immovable and Movable property should be paid and borne by the Auction Purchaser.
- 3) As a condition precedent to participate in the auction an amount of Rs.18,62,500 /- ( Rs. Eighteen Lakhs Sixty Two Thousand Five Hundred Only ) for Immovable Property has to be deposited only by way of Demand Draft in favour of Janata Sahakari Bank Ltd., Pune drawn on Mumbai with the Authorized Officer at the time of auction . 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.
- 4) On sale of the said Movable Property, the Purchaser shall immediately deposit 25% of the amount of total Sale Price, to the authorized officer conducting the sale and the balance amount of purchase price payable shall be paid by the purchaser to the authorized officer on or before the 15 th day from the date of auction of the Movable Property.
- 5) In any default of the payment within the period mentioned above ( Condition No. 3 & 4) the amount deposited by the Highest Bidder shall be forfeited fully and completely and the Authorized Officer is free to make the Fresh Auction of the said Movable Property on the Terms & Conditions as may deemed fit in his discretion.
- 6) The Reserve Price fixed for the sale of the for Immovable Property the Reserve Price is Rs. 1,86,25,000/- ( Rs. One Crore Eighty Six Lakhs Twenty Five Thousand Only ) Only ) below which the Properties will not be sold, subject to the discretion of the authorized officer to be exercised by him in an exceptional facts and circumstances.
- 7) Other conditions will be read at the time of sale at **Janata Sahakari Bank Ltd, Pune.** Mumbai Recovery Dept, S.K. Bole Road, Agar Bazar, Dadar (West), Mumbai – 400 028.
- 8) The Authorized Officer holds the right to cancel or Postpone the Auction without assigning any reason.
- 9) The Auction bidders have to submit their KYC Documents with the Authorized Officer at the time of Auction.
- 10) For more details :- [www.janatabankpune.com](http://www.janatabankpune.com)

