

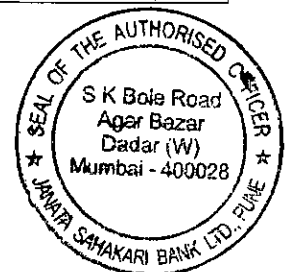
**Proclamation of Sale of Attached Immovable Property U/s. 13 of " The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002" and Under Rule 8 (6) of the Security Interest ( Enforcement )Rules,2002.**

Whereas, the Property of M/s. Kids Candy through its Proprietor Shri. Bipin Gaurishankar Joshi ( Borrower / Mortgagor ) & Smt. Dipti Bipin Joshi ( Mortgagor / Guarantor ) and Shri Ketan Gaurishankar Joshi & Shri. Nandkumar Anant Bhole ( Guarantors) herein under specified has been in the Symbolic Possession of the Authorized Officer , Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs.62,65,489/- ( In words Sixty Two Lakhs Sixty Five Thousand Four Hundred Eighty Nine only) as on 30/06/2018 and interest, charges expenses etc. thereon as per the Demand Notice dated 03/07/2018 due to the Janata Sahakari Bank Ltd., Pune Branch Girgaon Mumbai and,

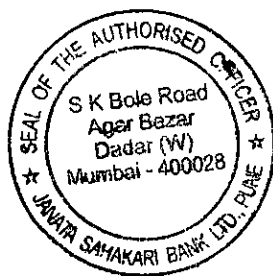
Whereas, the outstanding dues as on 31/05/2020 in the said loan account is Rs.60,034,770/- ( In words Rs. Sixty Lakhs Thirty Four Thousand Seven Hundred Seventy Only) plus further interest, charges thereon and it is necessary to recover the said loan amount by sale of the said property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale of the said Property, i.e. Property bearing Row House No. A-12 Plot area admeasuring about 2508 Sq.ft. i.e. 233.08 Sq. Meters and the constructed area admeasuring 1666 Sq.ft. Built-up on the Ground Floor in the " Shubharambh Apartment", constructed on S. No. 25/7/1 situated at Belatgavan Shivar, Taluka Nashik, Dist. Nashik within the limits of Deolali Cantonment and within the limits of Sub-Registrar Nashik on **Tuesday, 28<sup>th</sup> July, 2020 at 1.00 P.M.** by way of Public Auction to the highest bidder on "**As is Where 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 PROPERTY**

Sr.No	Particulars	Details
1	Borrower / Mortgagor  Mortgagor / Guarantor  Guarantors	M/s. Kids Candy Prop. - Mr. Bipin Gaurishankar Joshi R/at :- D/714,Kamala Vihar, Poisar Gymkhana Road, Dahanukar Wadi, Kandivali ( West). Mumbai - 400 067.  i) Mr. Bipin Gaurishankar Joshi ii) Mrs. Dipti Bipin Joshi  i) Mr. Ketan Gaurishankar Joshi ii) Mr. Nandkumar Anant Bhole
2	S. No./ House No./Society Name	S. No. 25/7/1, Row House No. A-12 in " Shubharambh Apartment"
3	Name of the Town	Belatgavan Shivar, Deolali Cantonment, Taluka Nashik, Dist. Nashik.- 422 001.
4	Area	Total Area of Plot admeasuring 2508 Sq.ft. i.e. 233.08 Sq. mtrs. And the constructed area admeasuring 1666 Sq.ft. Built-Up.
5	Assessment or other Taxes	As per the Rules of Gram Panchayat Belatgavan Shivar, & Deolali Cantonment& Nashik Municipal Corporation & other Taxes.



6	Encumbrances	Not Known to the Bank.
7	Remarks	The Property has been in the <b>Physical Possession</b> of the undersigned Authorized Officer, Janata Sahakari Bank Ltd., Pune.
8	Date, Time and Place of Proposed Public Auction	<b>Tuesday, 28<sup>th</sup> July, 2020 at 1.00 P.M.</b> at Janata Sahakari Bank Ltd., Pune Branch Nashik – Alpha Square, Disuza Colony, Plot No. 153, College Road, Gangapur Road, Nashik – 422 003.
9	Reserve Price	Rs. 43,00,000/- ( Rs. Forty Three Lakhs Only).
10	Earnest Money Deposit ( EMD )	Rs. 4,30,000/- ( Rs. Four Lakhs Thirty Thousand Lakhs Only). EMD amount to be deposited by way of Demand Draft drawn in favour of <b>Janata Sahakari Bank Ltd., Pune</b> payable at Mumbai.
11	Bid Increment	Rs. 50,000/- ( Rs. One Lakh Only ) & in such multiples.
12	Date of Inspection	Saturday, 18 <sup>th</sup> July, 2020 at 11.00 A.M. To 3.00 P.M.



*(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. Kids Candy - Office at – D/714,Kamala Vihar, Poisar Gymkhana Road, Dahanukar Wadi, Kandivali ( West). Mumbai 400 067.

**Through it's Proprietor**

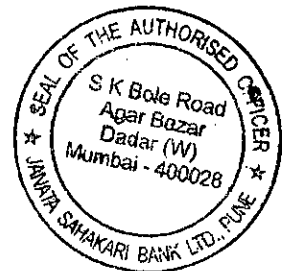
- 2) Mr. Bipin Gaurishankar Joshi R/at. - D/714,Kamala Vihar, Poisar Gymkhana Road, Dahanukar Wadi, Kandivali ( West). Mumbai 400 067.

**MORTGAGOR/ GUARANTORS**

- 3) Mr. Bipin Gaurishankar Joshi R/at. - D/714,Kamala Vihar, Poisar Gymkhana Road, Dahanukar Wadi, Kandivali ( West). Mumbai 400 067.
- 4) Mrs. Dipti Bipin Joshi R/at. - D/714,Kamala Vihar, Poisar Gymkhana Road, Dahanukar Wadi, Kandivali ( West). Mumbai 400 067.

**GUARANTORS**

- 5) Mr. Ketan Gaurishankar Joshi R/at. - 501, Landmark, Bhandar Wada, Malad ( West), Mumbai – 400 064.
- 6) Mr. Nandkumar Anant Bhole R/at.- A/202, Ganga, Jangid Complex CHS, Near Silver Park, MTNL Road, Mira Road (East), Thane – 401 107.
- 7) Ward Officer - Property Tax Department  
Nashik Municipal Corporation,
- 8) City Survey Officer - City Survey Office  
Nashik Municipal Corporation, Nashik.
- 9) The Chief Officer - Deolali Cantonment, Deolali, Dist. Nashik.
- 10) Head of the Department, Legal & Recovery, Janata Sahakari Bank Ltd., Pune.
- 11) Branch Manager, Janata Sahakari Bank Ltd.,Pune, Girgaon Branch, Mumbai.



**Terms and Conditions of Sale Proclamation No. Mumbai/Legal Recovery/Sec.Int/Girgaon/Kids Candy/Sale/ 23 /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. "
- 2) All Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration and TDS as applicable excluding the Auction Sale Price relating to the sale of the said property should be paid and borne by the Auction Purchaser.
- 3) As a condition precedent to participate in the auction an amount of Rs. 4,30,000/- (Rs. Four Lakhs Thirty Thousand Only ) has to be deposited with the Authorized Officer before the auction takes place. The unsuccessful bidders will be refunded the said Demand Draft after finalization of sale, without any interest, damages, compensation or consideration thereon, thereto and thereof or incidental thereto.
- 4) The Sale will be confirmed in favour of the purchaser who has offered highest Sale Price in his Bid to the Authorized Officer and shall be subject to the confirmation by the Secured Creditor.
- 5) On sale of the said Immovable 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 15<sup>th</sup> day from the date of auction of the Immovable Property.
- 6) In 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 Authorize Officer is free to make the fresh Auction of the said Immovable Property on the Terms & Conditions as may deemed fit in his discretion.
- 7) The Reserve Price fixed for the sale of the property is Rs. 43,00,000/- ( Rs. Forty Three Lakhs Only) below which the property will not be sold, subject to the discretion of the Authorized officer to be exercised by him in an exceptional facts and circumstances.
- 8) Other conditions will be read at the time of Sale at Janata Sahakari Bank Ltd., Pune Branch Nashik - Alpha Square, Disuza Colony, Plot No. 153, College Road, Gangapur Road, Nashik – 422 003.
- 9) The Bidders have to submit their KYC Documents with the Authorized Officer at the time of Auction.
- 10) The Authorized 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 detailed Terms and Conditions of the Auction Proclamation of Sale, please refer our website :-

<https://www.janatabankpune.com>

