

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 (5) © of the Security Interest (Enforcement)Rules,2002.

Whereas, the Property of Mr. Shah Vitesh Kiran (Director / Mortgagor / Guarantor) for the Loan of Gracelife International Pvt. Ltd. (Borrower/Mortgagor) herein under specified has been in the Physical Possession of the Authorized Officer , Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs.23,05,78,392.57 (In words Twenty Three Crore Five Lakhs Seventy Eight Thousand Three Hundred Ninty Two and Paise Fifty Seven only) as on 31/10/2016 and interest, charges expenses etc. thereon as per the Demand Notice dated 28/11/2016 due to the Janata Sahakari Bank Ltd., Pune Branch Dadar Mumbai and,

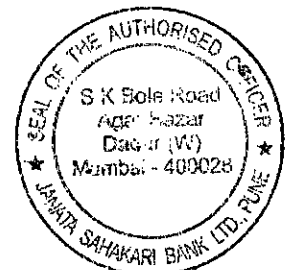
Whereas, the agreegate Outstanding Dues as on 31/05/2020 in the said loan accounts is Rs.36,43,00,120.57 (In words Rs. Thirty Six Crore Forty Three Lakhs One Hundred Twenty & Paise Fifty Seven Only) plus further interest, charges thereon and it is necessary to recover the said Loan amounts by sale of the said property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale, the undersigned , Authorized Officer, Janata Sahakari Bank Ltd., Pune will hold Sale of the Immovable NA land -

No.	Land Survey No.	Proclaimed to be Sale of the Area of Land
1.	Gat No. 65	0 H 15.00 R
2.	Gat No. 67	2 H 67.09 R
	TOTAL	2 H 82.09 R

Situated at Village Kahir, Taluka Patan, Dist. Satara on **Wednesday, 5th August, 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 & Conditions of Sale, in respect of the Property, herein under specified. 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	Gracelife International Pvt. Ltd. Office at – 37, Second floor, Om Heera Panna Co-op Society, MHADA, Oshiwara,Andheri (West), Mumbai – 400 053. Through it's Directors / Guarantors i) Mr. Kapoor Rahul Ishwar, ii) Mr. Shah Vitesh Kiran Mr. Vitesh Kiran Shah								
2	N.A. Land No. & Town	N.A. Land bearing Gat No. 65 & Gat No. 67 at Village Kahir, Taluka Patan, Dist. Satara.								
3	Village & Taluka & Dist.	Village Kahir, Taluka Patan, Dist. Satara.								
4	Area	<table border="1"> <thead> <tr> <th>Gat No.</th> <th>Area of Land to be Auctioned</th> </tr> </thead> <tbody> <tr> <td>65</td> <td>0 H – 15 .00 R</td> </tr> <tr> <td>67</td> <td>2 H – 67.09 R</td> </tr> <tr> <td>Total</td> <td>2 H – 82.09 R</td> </tr> </tbody> </table>	Gat No.	Area of Land to be Auctioned	65	0 H – 15 .00 R	67	2 H – 67.09 R	Total	2 H – 82.09 R
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67	2 H – 67.09 R									
Total	2 H – 82.09 R									



5	Assessment or other Taxes	As per rules of the Gram Panchayat Kahir, Taluka Patan. Dist. Satara & other taxes.												
6	Encumbrances	Not known to the Bank.												
7	Remarks	The Property has been in the Physical Possession of the undersigned Authorised Officer, Janata Sahakari Bank Ltd., Pune.												
8	Date, Time and Place of the Proposed Auction	Wednesday, 5th August, 2020 at 3.00 P.M. At Janata Sahakari Bank Ltd., Pune , Mumbai Recovery Cell S.K.Bole Road, Agar Bazar, Dadar (West), Mumbai - 400 028.												
9	Reserve Price & Earnest Money Deposit (EMD)	<table border="1"> <thead> <tr> <th>Gat No.</th> <th>Reserve Price</th> <th>Earnest Money Deposit (EMD)</th> </tr> </thead> <tbody> <tr> <td>65</td> <td>Rs. 3,50,000/-</td> <td>Rs. 35,000/-</td> </tr> <tr> <td>67</td> <td>Rs.59,00,000/-</td> <td>Rs. 5,90,000/-</td> </tr> <tr> <td></td> <td>Rs.62,50,000/-</td> <td>Rs. 6,25,000/-</td> </tr> </tbody> </table> <p>EMD amount to be deposited by way of Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai.</p>	Gat No.	Reserve Price	Earnest Money Deposit (EMD)	65	Rs. 3,50,000/-	Rs. 35,000/-	67	Rs.59,00,000/-	Rs. 5,90,000/-		Rs.62,50,000/-	Rs. 6,25,000/-
Gat No.	Reserve Price	Earnest Money Deposit (EMD)												
65	Rs. 3,50,000/-	Rs. 35,000/-												
67	Rs.59,00,000/-	Rs. 5,90,000/-												
	Rs.62,50,000/-	Rs. 6,25,000/-												
10	Bid Increment	Rs. 50,000/- (Rs. Fifty Thousand Only) For Both the Gats												

Place :- Dadar , Mumbai.

Date :- 18/06/2020



(S.S. Tamhankar)

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

Copy to :-

BORROWER/MORTGAGOR

1) Gracelife International Pvt.Ltd.

Office at – 37, Second floor, Om Heera Panna
Co-op Society, MHADA, Oshiwara,
Andheri (West), Mumbai – 400 053.

Through it's Directors / Mortgage/Guarantor

2) Mr. Kapoor Rahul Ishwar

- R/at. 4002, Imperial Heights, Oshiwara Bus
Depot, Goregaon (W), Mumbai – 400 072.

3) Mr. Shah Vitesh Kiran

- R/at. 1/A-2, Sonal Apartment, J.P.Road,
Goregaon (West), Mumbai

4) Sarpanch

O/at - Gram Panchayat Kahir, Taluka Patan,Dist. Satara

5) City Survey Officer

O/at. City Survey Office, Patan, Dist. Satara

6) Talathi

O/at. Office of Talathi, Kahir, Tal. Patan.

7) Tahsildar

O/at. Patan., Dist. Satara

8) Head of the Department, Legal & Recovery, Janata Sahakari Bank Ltd., Pune.

9) Branch Manager, Janata Sahakari Bank Ltd., Pune , Branch Dadar

Terms and Conditions of Sale Proclamation No. Mumbai/ Recovery/Sec.Int/Dadar/Gracelife/Sale/28/2020 dated 18/06/2020 U/s. 13 of " The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) © 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 ,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 Earnest Money Deposit Rs. 35,000/- for Gat No. 65 ,& Rs. 5,90,000/- for Gat No. 67 has to be deposited only by way of Demand Draft in favour of Janata Sahakari Bank Ltd., Pune Payable at Mumbai with the Authorized Officer at the time of Auction. 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) 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 75% 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 Public Auction of the Immovable 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 Immovable Property on the Terms & Conditions as may deemed fit in his discretion.
- 6) The Reserve Price fixed for the Sale of the Properties is Rs.3,50,000/- for Gat No. 65, & Rs. 59,00,000/- for Gat No. 67, 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.
- 7) Other conditions will be read at the time of Sale at Janata Sahakari Bank Ltd., Pune – Mumbai Recovery Cell, S. K. Bole Road, Agar Bazar, Dadar (West), Mumbai – 400 028.
- 8) For the more information regarding the Public Auction, the prospective Bidders may refer our website :- <https://www.janatabankpune.com>
- 9) 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.
- 10) The Auction Bidders have to submit their KYC documents with the Authorized Officer at the time of Public Auction.

