



JANATA SAHAKARI BANK LTD., PUNE (Multi State Scheduled Bank)
Head Office :- 1444, Shukrawar Peth, Thorale Bajirao Raod, Pune – 411002, Phone : 24453258, 59, 24453430
Recovery Dept.:- Bharat Bhavan,1360,Shukrawar Peth, Thorale Bajirao Road, Pune 411 002, Phone 24521000, 1033, 1034
 E Mail : ho.recovery@janatabankpune.com Web Site : www.janatabankpune.com

Sale of Attached Immovable Property

U/s.13 of "The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Under Rule 8 (5) (c) 6 & 9 (1) of the Security Interest (Enforcement) Rules of 2002

(This Advertisement is concise form of Proclamation of Sale no.HO/Legal Rec/Sec.Int/ Moshi /Sant Dnyaneshwar Hop./Hira Plaza sale/ 256 /2021 Dated

10/02/2021 (On "As is where is Basis) DESCRIPTION OF THE PROPERTIES.

Sr.No	Particulars	Details																																																		
1	Borrower and Mortgagor Mortgagor & Corporate Guarantors Mortgagors & Guarantors Guarantor Corporate Guarantors	Sant Dnyaneshwar Hospital Pvt.Ltd Sant Dnyaneshwar Medical Foundation (1) Mr. Sarfare Vidyadhar Prabhakar (2) Mrs. Sarfare Anjali Vidyadhar Mrs. Chinchole Deepali Vivek (1) Accord Reality Pvt Ltd (2) Accord Mediplus Pvt Ltd.																																																		
2	Properties Details	<p>“Properties i.e. “All that piece and parcel of more particularly mention below , in the building known as “ Hira Plaza” situated at S.No. 690/2A/3 and 690/2A/7 corresponding to CTS No. 3360 of Village Bhosari within Sub-registration Taluka Haveli, Registration Dist Pune and within the limits of PCMC.</p> <table border="1"> <thead> <tr> <th>Sr.No.</th> <th>Store No / Flat No</th> <th>Floor No</th> <th>Seq. Fts</th> <th>Seq. Mtrs</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>No. L.G. 01,02,03 and 04</td> <td>Lover Ground Floor</td> <td>1527.27</td> <td>141.89</td> </tr> <tr> <td>2</td> <td>Flat No. 103</td> <td>First Floor</td> <td>825.08</td> <td>76.65</td> </tr> <tr> <td>3</td> <td>Flat No. 103</td> <td>First Floor</td> <td>515.36</td> <td>47.88</td> </tr> <tr> <td>4</td> <td>Flat No. 103</td> <td>First Floor</td> <td>1490.16</td> <td>138.44</td> </tr> <tr> <td>5</td> <td>Flat No. 103</td> <td>First Floor</td> <td>956.68</td> <td>88.88</td> </tr> <tr> <td>6</td> <td>Flat No. 103</td> <td>First Floor</td> <td>910.94</td> <td>84.63</td> </tr> <tr> <td>7</td> <td>Flat No. 103</td> <td>First Floor</td> <td>812.59</td> <td>75.49</td> </tr> <tr> <td>8</td> <td>Flat No. 201</td> <td>Second Floor</td> <td>597.72</td> <td>55.53</td> </tr> <tr> <td></td> <td></td> <td>Total Area</td> <td>7635.80</td> <td>709.38</td> </tr> </tbody> </table>	Sr.No.	Store No / Flat No	Floor No	Seq. Fts	Seq. Mtrs	1	No. L.G. 01,02,03 and 04	Lover Ground Floor	1527.27	141.89	2	Flat No. 103	First Floor	825.08	76.65	3	Flat No. 103	First Floor	515.36	47.88	4	Flat No. 103	First Floor	1490.16	138.44	5	Flat No. 103	First Floor	956.68	88.88	6	Flat No. 103	First Floor	910.94	84.63	7	Flat No. 103	First Floor	812.59	75.49	8	Flat No. 201	Second Floor	597.72	55.53			Total Area	7635.80	709.38
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3	Outstanding Balance As on 31/12/2020	Rs. 46,27,24,192.45 (Rs. Forty Six Crores Twenty Seven Lakh Twenty Four Thousand One Hundred Ninety Two and Paise Forty Five Only)+ further interest and charges from 01/01/2021																																																		
4	Assessment or other taxes	As per rules of the Pimpri Chinchwad Municipal Corporation and Society charges.																																																		
5	Encumbrances	Not known to Bank																																																		
6	Remarks	<ol style="list-style-type: none"> 1. This properties are in Symbolic Possession with The Authorized Officer of Lead Bank i.e. Janata Sahakari Bank Ltd., Pune .on 12.01.2021 District Magistrate, Pune has issued order to Tehsildar Pimpri-Chinchwad for handing Over Physical Possession of Mortgaged Properties to Authorized Officer of Janata Sahakari Bank Ltd.,Pune 2. These Properties are mortgaged for loans and have a charge of All Member Banks of. Consortium s i.e. Janata Bank (Lead Bank) Rs. 21.00 Cr.+ Rs.10.00 Crs of Pandarpur Urban Co-op Bank + Rs. 4.00 Crs. Of Khamagaon Urban Co-op Bank, and + Rs. 4.00 Crs of Solapur Siddheshwar Urban Co-op Bank(Sanction Amount Mention here) 3. All Movable Properties kept in this premises are not part of this Auction properties. 4. All Properties are sold Consolidated not for Single or Separately 																																																		
7	Date Time and Place of Proposed Auction	<u>Monday 15th March , 2021 at 11.30 A.M.</u> Janata Sahakari Bank Ltd, Pune, Recovery Department :- Bharat Bhavan , 1360, Shukrawar Peth, Thorale Bajirao Raod, Pune - 41002.																																																		
8	Reserve Price	Rs. 4,25,00,000/- (In Words Four Crores Twenty Five Lakh Only																																																		

Place – Pune
Date –10/02/2021

Seal

Sd/-

**Chief Officer/ Authorized Officer
Janata Sahakari Bank Ltd.,Pune
(Multi-State Scheduled Bank)**

Terms & conditions of sale Proclamation :-

1) The Property will be sold on "As Is Where Is Basis" and "Without Recourses basis" 2) This notice and mode of sale of secure assets are without prejudice to any other notice / mode of sale secured assets. 3) All pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property and TDS as applicable are excluding the Action Sale Price and **all other charges existing in future for the property whether incidental or otherwise, in respect of** the said Immovable property should be paid and borne by the Auction Purchaser. 4) **As a condition precedent to participate in the auction an amount of Rs 43,00,000/- has to be deposited as earnest money deposit with the Authorized 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. All Auction participant has to submit latest photograph, Xerox copy of all KYC document i.e. Pan Card, Aadhar Card etc. along with originals.(for verification) before Auction take place.5) The sale shall be confirmed in favor of the purchaser who has offered highest sale price in his bid to the Authorized Officer & shall be subject to confirmation by the secured creditor.6) On sale of the said immovable property, the purchaser shall immediately deposit 25% of total highest bid amount, (Which is inclusive of earnest money deposit) on the same day to the Authorized Officer conducting the Auction. In default thereof, the amount so deposited including participation amount shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property. 7) The balance amount payable of purchase price i.e. 75% of total highest bid amount, shall be paid, by the purchaser to the Authorized Officer on or before the 15th day from the date of auction of the immovable property.8) In default of the payment of 75% amount of total highest bid amount, within a period of 15 days from the date of auction of the immovable property or such extended period as may be agreed upon in writing between the parties, the entire amount (Including earnest money deposit) deposited, till then deposited with, 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 property is Rs. 4,25,00,000/- (Rs. Four Crores Twenty Five Lakh Only) below which the property will not be sold.** And **All this Mortgaged Properties are sold Consolidated not for Single or Separately and Subject** to the discretion of the authorized officer to be exercise by him in and exceptional facts and circumstances. 10) The Authorized Officer holds the right to change (i.e. add or delete) the terms and condition and also to cancel or Postpone the Auction without assigning any reason. Other conditions will be read at the time of Auction.11) The purchaser / participants shall carry out due diligence at its own cost and consequences in respect of the said auction property.12) In respect of any other terms and conditions contained herein or otherwise relating to the sale of said secured assets put to the auction through this public notice, if any dispute, difference of opinions, disagreement arises or take place, the same shall be referred to the Courts at Pune only and only Pune courts shall have exclusive jurisdiction to decide the same. 13) **For any further details and information Please Contact :-1) Branch Manager , Moshi Branch Shri Samartha Krupa , Sector -4 , Plot No. 287/ S Santnagar , Pradhikaran Moshi, Pune –Nashik Highway , Moshi Pune 412 105 Phone No. 020-27236166**