



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 : jsbho@janatabankpune.com Web Site : www.janatabankpune.com

H.O/Legal Recovery/Sec.Int/ Baji.Road /Paradigm/flats auction sale/ 239 /2020

01/02/2021

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 Auction Sale No.HO/Legal Rec/Sec.Int/ Baji.Road /Paradigm/flats auction sale/239/2021 Dated 01/02/2021 (On "As is where is Basis) DESCRIPTION OF THE PROPERTY

Sr. No.	Particulars	Details
1)	Borrower Company Director and Guarantors Director, Mortgagor and Guarantor	M/S. Paradigm Lighting Solutions Pvt. Ltd. Through Its Directors I) Mr. Shah Siddharth Vijay & II) Mrs.Shah Divya Siddharth. Mrs.Shah Divya Siddharth Mr. Shah Siddharth Vijay
2)	Details of Auction Properties.	All that piece and parcel of the Unit/Residential Flat No. 501, 502 & 503 carpet area admeasuring 1904 Sq.Ft. i.e. 176.90 Sq. Mtr, which includes area of Balconies, situated on Fifth Floor, along with exclusive facilities of stilt parking space No. 06, 07 & 08 along with 17.20% undivided share, in the building being constructed in the name of "Vasrha Avenue Apartments" , on all the Plot bearing No. 104, admeasuring 579.80 Sq. Mtrs., (6242 Sq.Fts.) cover out of the S. No. 129, 130/1 and 130/2 corresponding to CTS. No. 1132-33, situated at Village Aundh of city of Pune, Pin Code 411 001, within the limits of Registration District of Pune, Sub Registration, Taluka Haveli, and the Pune Municipal Corporation of city of Pune, Together with the fixtures, fittings, facilities, amenities, exclusive facilities (if specifically agreed to), and together with the easements, appurtenances, in grace, egress, common rights and other consequential rights thereto. This Mortgage Properties belongs to Director, Mortgagor and Guarantor Mr. Shah Siddharth Vijay
3)	Outstanding Balance as on 31/01/2021	Outstanding dues as on 31/01/2021 are Rs.2,19,75,924.03 (In words Rs.Two Crore Nineteen Lakhs Seventy Five Thousand Nine Hundred Twenty Four Paise Three Only) plus further interest, charges expenses etc. thereon from 01.02.2021
4)	Assessment or other taxes	Pending and Existing Taxes As per rule of Pune Municipal Corporation and all other charges if applicable.
5)	Encumbrances	Not Known to Bank
6)	Remark	1. All furniture / fixtures installed and kept in this auction premises are not part of the Auction Property. 2. The properties has been in the Symbolic Possession of the undersigned Authorised Officer of Janata Sahakari Bank Ltd., Pune 3. Above Auction Properties will be sold Collectively, not Separately.
7)	Date, Time and Place of Proposed Auction	<u>Monday 15th March, 2021 on 11.30 a.m.</u> Place :- Janata Sahakari Bank Ltd.,Pune., Bharat Bhavan, 1360,Shukrawar Peth, Thorale Bajirao Road, Pune 411 002. Phone No. 020 – 24521000 / 24521033 / 24521034
8)	Reserve Price	Rs.3,97,00,000/- (Rs.Three Crore Ninety Seven Lakh Only)

Place – Pune

Date –01/02/2021

Seal

Sd/-

Asst.General Manager / 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.40,00,000/- 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.3,97,00,000/- (Rs.Three Crore Ninety Seven Lakh Only) below which the property will not be sold.** 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) Other terms and conditions of auction will be read at the time of auction.
- 14) **For any further details and information Please Contact :-1) Authorized Officer** , Janata Sahakari Bank Ltd., Pune, Bharat Bhavan 1360, Shukrawar Peth, Behind Saraswati Mandir High School, Bajirao Road, Pune. Phone No. 020 – 020 – 24521000, 24521033, 24521034
- 2) **Branch Manager , Bajirao Road Branch** 1444, Shukrawar Peth, Thorale Bajirao Road, Pune 411 002 . Phone No. 020-24453258/59
- 3) **E Mail : jsbho@janatabankpune.com Web Site : www.janatabankpune.com**