



JANATA SAHAKARI BANK LTD., PUNE
(Multi State Scheduled Bank)

Head Office : 1444, Shukrawar Peth, Thorale Bajirao Road, Pune -411002

Phone : 24453258, 24453259, 24452894

Recovery Dept :- Bharat Bhavan , 1360 Shukrawar Peth, Thorale Bajirao Road, Pune - 411002

Phone : 020- 24521000, 24521033 / 1034

E Mail : ho.recovery@janatabankpune.com

Web Site : www.janatabankpune.com

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) (c) , 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules of 2002

(This Advertisement is concise form of Proclamation of **Auction Sale** No. H.O/Legal Recovery/Sec.Int/Bajirao road/Olive/Bungalow Auction Sale/ 254 /2020-21 dated 08/02/2021 sent to concern persons.) (On "As is where is Basis" and Without Recourses Basis ")

Sr No	Particulars	Details
1	Borrower Director & Guarantor Director & Mortgagor & Guarantor	M/s. Olive Tree Trading Pvt Ltd. Through its Directors 1) Mr. Shah Sujeet Suresh, 2) Mrs. Shah Reshma Sujeet Mr. Shah Sujeet Suresh Mrs. Shah Reshma Sujeet
2	Details of Property	Property i.e. Residential Unit Bungalow No.A-23 comprising of Ground + 1 st floor in the scheme known as " Padma Vilas Enclave " having built area in the aggregate 244 sq. mtrs constructed and Open Space 334.31 Sq.mtrs (Saleable is 35% of Open Space) , Total Saleable Area in Sq.Fts 3885.90 i.e. 361.01 Sq.Mtrs along with undivided Share (0.9971% undivided interest in the said land & 0.0295% undivided rights, title & interest in the common area, facilities & amenities) GLR S. No. 799 (Part), Pune Cantonment Board situated at Village Wanawadi, Taluka Haveli, Dist. Pune with Sub Registration of Taluka Haveli, Registration Dist. Pune and within the limits of Pune Cantonment Board further together with right to use Garden & Terrace area and car parking space under porch, which is belongs to Director & Mortgagor & Guarantor Mrs. Reshma Sujeet Shah
3	Outstanding Balance as on 31/01/2021	Rs.17,73,21,819.06 (In Words Seventeen Crores Seventy Three Lakh Twenty One Thousand Eight Hundred Nineteen and Paise Six Only) plus further interest and charges from 01/02/2021 thereon.
4	Assessment or other taxes	As per rule of Pune Cantonment Board Taxes and all other charges if applicable.
5	Encumbrances	1) Property Tax Dues for the period 2020-21 Rs.40,684/- & further as applicable 2) Society Maintenance Charges up to March 2020 Rs.2,01,450/- & further as applicable
6	Remarks	The property has been in the Actual & Physical Possession of the undersigned Authorised Officer, Janata Sahakari Bank Ltd, Pune
7	Date, Time and Place of Proposed Auction	Friday 19th March, 2021 on 11.30 a.m. Janata Sahakari Bank Ltd.,Pune. Bharat Bhavan,1360, Shukrawar Peth, Behind Saraswati Mandir, , Bajirao Road, Pune. Phone No.020-24521033/ 24521071
8	Reserve Price	Rs.4,50,00,000/- (Rs. Four Crore Fifty Lakh only)

Place : Pune
Date :- 08/02/2021



Sd/-
Chief Officer /Authorised Officer
Janata Sahakari Bank Ltd, Pune

Terms & conditions of Auction sale –

- 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. 45,00,000/- has to be deposited as earnest money deposit with the Authorised 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) All movables installed and kept in the auction premises are not part of auction property.



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6) The sale shall be confirmed in favor of the purchaser who has offered highest sale price in his bid to the Authorised Officer & shall be subject to confirmation by the secured creditor.

7) 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 Authorised 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.

8) The balance amount payable of purchase price i.e. 75% of total highest bid amount, shall be paid, by the purchaser to the Authorised Officer on or before the 15th day from the date of auction of the immovable property

9) 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.

10) **The Reserve Price fixed for the sale of the property is Rs. 4,50,00,000/- (Rs. Four Crore Fifty 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.

11) The Authorised 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

12) The purchaser / participants shall carry out due diligence at its own cost and consequences in respect of the said auction property.

13) 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.

14) **Other terms and conditions of auction will be read at the time of Auction.**

15) **For Further Details contact :-**

1) **Branch Manager Janata Sahakari Bank Ltd., Pune, Branch – Bajirao Road**

Janata Bank Building, 1444, Shukrawar Peth, Thorale Bajirao Road, Pune 411 002 , Phone No. 020 – 24453258 / 24453259.

2) **Authorised Officer :- Janata Sahakari Bank Ltd.,Pune, Bharat Bhavan, 1360, Shukrawar Peth,**
Behind Saraswati Mandir High School, Bajirao Road, Pune – 411 002.

Phone No. 020 – 24521033 / 24521034.

3) **EMail : ho.recovery@janatabankpune.com Web Site : www.janatabankpune.com.**