



## JANATA SAHAKARI BANK LTD., PUNE.

(Multi State Scheduled Bank)

**Head Office :** 1444, Shukrawar Peth, Thorale Bajirao Road, Pune -411002,  
Phone : 24453258, 2445325, 24452894 , 24453430

**Recovery Dept :-** S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home,  
Pune Satara Raod, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400  
E Mail : ho.recovery@janatabankpune.com Web Site : www.janatabankpune.com

H.O/Legal Recovery/Sec.Int /Sale/Bh.Peth/Goras Milk /1531-2438,1541-234 / /2024-25

Date : 28/11/2024

**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 (54 of 2002)" and Under Rule 8 (5) (c) 6 & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.**

Whereas the Property Belongs to & Owned By Borrower and Mortgagor M/s. Goras Milk Processing & Producer Company Prop.: Mr. Thorve Sharad Bansi herein under specified, has been in **Symbolic Possession** of the Authorised Officer of Janata Sahakari Bank Ltd., Pune on 06/05/2024 on account of the claim of about **Rs. 1,66,59,513.42 (In Words Rs. One crore Sixty Six Lakhs Fifty Nine Thousand Five Hundred Thirteen Paise Forty Two Only)** as on 30/04/2024 and further interest, charges from 01/05/2024 as per the Demand Notice : Ho/Legal-Rec/Sec Int13(2)/Bhavani Peth Br/Goras Milk Proc/1531-2438/1541/234/20 /2024-25 Date – 06/05/2024 due to the Janata Sahakari Bank Ltd, Pune **Branch Bhavani Peth** and the below mentioned Property is mortgaged for the loans availed by M/s. Goras Milk Processing & Producer Company Prop.: Mr. Thorve Sharad Bansi

Whereas the outstanding balance as on 31/10/2024 in the said loan account is Rs. 1,62,92,046.00(In Words Rs. One Crore Sixty Two Lakh Ninety Two Thousand Forty Six Only) plus further interest & charges, expenses thereon from 01/11/2024 Therefore, it is necessary to recover the said outstanding amounts in the said Loan account 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, Notice is hereby given that on **Tuesday 07<sup>th</sup> January 2025 at 12.30 p.m.**, the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Property i.e. All that pieces and parcels of N.A.Plot with Milk Procession Unit situated on Gat No.155/1/1B, At Post Goregaon, Tal.- Parner, Dist.- Ahmednagar admeasuring area 40 Are Plot (43056 Sq. ft) + 7022 sq. ft. construction (Shed + RCC).

Sr.No	Particulars	Details
1	Borrower & Mortgagor And Mortgagor & Guarantor and Guarantors	M/s. Goras Milk Processing & Producer Company Prop.: Mr. Thorve Sharad Bansi Miss. Sunita Mahadev Mahabare Alias Sunita Sharad & Mr. Ajay Shantaram Vidhate , Mr. Mohammad Ajaz Raufkhan Pathan
2	Details Of the Auction Property	All that pieces and parcels of N.A.Plot with Milk Procession Unit situated on Gat No.155/1/1B, At Post Goregaon, Tal.- Parner, Dist.- Ahmednagar admeasuring area 40 Are Plot (43056 Sq. ft) + 7022 sq. ft. construction (Shed + RCC).
3	Outstanding Balance As on 31/10/2024	Rs. 1,62,92,046.00(In Words Rs. One Crore Sixty Two Lakh Ninety Two Thousand Forty Six Only) plus further interest & charges, expenses thereon from 01/11/2024
4	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of At Post Goregaon, Tal.- Parner, Dist Ahmednagar and Electricity charges. (if any)
5	Encumbrances	Not known to Bank
6	Remarks	Said Property is in <b>Symbolic Possession</b> of the Authorised Officer of Janata Sahakari Bank Ltd, Pune. <b>All Movables in these premises are not part of this Auction property</b>
7	Date Time and Place of Proposed Auction	<b>Tuesday 07<sup>th</sup> January 2025 at 12.30 p.m</b> <b>Place: - Janata Sahakari Bank Ltd, Pune., Recovery Department S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Road, Bibwewadi, Pune – 411037.</b>
8	Reserve Price for Immovable Property	<b>Rs.1,19,00,000.00 (Rs. One Crore Nineteen Lakh only)</b>

Place - Pune

Date – 28/11/2024

**Sanjay R Khandajkar**  
Chief Officer /Authorised Officer  
(Under SAFAESI Act 2002 ( 54 of 2002))  
Janata Sahakari Bank Ltd., Pune  
(Multi-State Scheduled bank)



## JANATA SAHAKARI BANK LTD., PUNE.

(Multi State Scheduled Bank)

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

Phone : 24453258, 2445325, 24452894 , 24453430

**Recovery Dept :-** S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home,

Pune Satara Raod, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400

E Mail : [ho.recovery@janatabankpune.com](mailto:ho.recovery@janatabankpune.com) Web Site : [www.janatabankpune.com](http://www.janatabankpune.com)

H.O/Legal Recovery/Sec.Int /Sale/Bh.Peth/Goras Milk /1531-2438,1541-234 / /2024-25

Date : 28/11/2024

### Terms and Conditions of Sale Proclamation

#### The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002"and Under Rule 8 (5) (c) 6 and Rule 9(1) of the Security Interest (Enforcement) Rules 2002

- 1) The Property will be sold on "As is where is Basis" and "Without Recourse 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 excluding the Auction Sale Price and all other charges existing and in future for the property whether incidental or otherwise, in respect of the Immovable property should be paid and borne by the Auction Purchaser.
- 4) **As a condition precedent to participate in the auction every Participant has to be deposit an amount of Rs.11,90,000/- as earnest money deposit with the Authorised Officer before the auction takes place.** The unsuccessful bidders / participant will be refunded the said deposit after finalization of Auction 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, Adhar Card, etc. along with originals (for verification) before the auction take place.
- 5) The sale shall be confirmed in favour of the purchaser/ participant who has offered highest sale price in his bid to the Authorised Officer & shall be subject to confirmation by the secured creditor.
- 6) On sale of the said immovable property, the purchaser / Successful Bidder shall deposit 25% of the amount of total and highest bid / sale price, (Which is inclusive of Earnest Money deposit) immediately on the same day to the Authorised Officer conducting the Auction sale. In default thereof, the amount so deposited including participation amount and all the rights, interest, claim or demand in or upon the property of defaulting purchaser shall be forfeited fully and completely.
- 7) 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 15<sup>th</sup> 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 1,19,00,000.00 (Rs. One Crore Nineteen Lakh only) below which the property will not be sold.**
- 10) Other Terms & Conditions will be read at the time of Auction sale.
- 11) The Authorised Officer holds the right to change (i.e. add or delete) the terms and condition and to cancel or Postpone the Auction without assigning any reason.
- 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) **Bid increment Rs. 25,000/- and in multiples.**
- 15) **For any further details and information Please Contact: -**
  - 1) **Authorized Officer, Recovery Dept :-** S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune - Satara Raod, Bibwewadi, Pune – 411037. Phone No. 020 - 24404444 & 24404400.
  - 2) **For inspection of property or more information, the prospective bidders may contact –** Branch Manager - Janata Sahakari Bank Ltd., Bhavani Peth Branch,12 Neeta Chamber, Bhavani Peth ,Palkhi Vithoba Chowk , Pune 411002.  
Phone No. 020-26386708 ,26384870 Mobile No.9860098333
  - 3) **Email :** [bhavanipeth@janatabankpune.com](mailto:bhavanipeth@janatabankpune.com), [ho.recovery@janatabankpune.com](mailto:ho.recovery@janatabankpune.com)  
**Web Site:** [www.janatabankpune.com](http://www.janatabankpune.com)



## JANATA SAHAKARI BANK LTD., PUNE.

(Multi State Scheduled Bank)

**Head Office :** 1444, Shukrawar Peth, Thorale Bajirao Road, Pune -411002,  
Phone : 24453258, 2445325, 24452894 , 24453430

**Recovery Dept :-** S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home,  
Pune Satara Raod, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400  
E Mail : ho.recovery@janatabankpune.com Web Site : www.janatabankpune.com

H.O/Legal Recovery/Sec.Int /Sale/Bh.Peth/Goras Milk /1531-2438,1541-234 / /2024-25

Date : 28/11/2024

### Acknowledgment

Sr. No.	Borrowers / Mortgagors/Guarantors	Signature	Date
1	M/s.Goras Milk Processing & Producer Co. (Prop.: Mr. Thorve Sharad Bansi)		
2	Miss. Sunita Mahadev Mahabare Alias Sunita Sharad Thorve		
3	Mr.Ajay Shantaram Vidhate.		
4	Mr. Mohammad Ajaz Raufkhan Pathan.		
5	Grampanchyat Office Goregaon, Tal.- Parner,		
6	M.S.E.D.C.L Office . Goregaon, Tal.- Parner,		