



Janata Sahakari Bank Ltd., Pune

(Multistate Scheduled Bank)



Head Office : 1444, Shukrawar Peth, Thorale Bajirao Road, Pune - 411 002.

• Tel. : 020 - 24453258 / 59, 24452894 • Fax : 020 - 24453430

Satara Road Office : Sr. No. 691A/1A/2A, Pune-Satara Road, Near Rao Nursing Home, Bibwewadi, Pune - 411037. • Tel. : 020 - 24404444 / 4400

• Email : jsbho@janatabankpune.com • Website : www.janatabankpune.com

Form No. 221

H.O/ Legal Recovery/Sec.Int/NEPC /Sale/226/2024

Date : 30/11/2024

E- Auction Sale Notice for Sale Of Movable Properties

E -Auction sale notice for Sale of Attached Movable Property u/s 13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Rule 5 and 6 (1) (c), 6(2) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Property of NEPC Agro Foods Ltd. (Prop.Tamilnadu Flour Mills) hereunder specified had / has been in the Actual Possession of the Authorised Officer, Janata Sahakari Bank Ltd., Pune w.e.f 19/12/2007 on account of the claim of amount of Rs.28,89,35,552/- (Rupees Twenty Eight Crore Eighty Nine Lakhs Thirty Five Thousand Five Hundred Fifty Two only), as on 31.12.2005 along with further interest @ 18% p.a. with monthly rest and expenses, charges etc. thereon as per the Demand Notice dated 27/01/2006, due to the Janata Sahakari Bank Ltd, Pune, having Head Office at Pune,

AND WHEREAS, the outstanding balance as on 01.11.2024 in the said loan account is to the tune of Rs.39,13,62,231.00 (Rs. Thirty Nine Crores Thirteen Lakh Sixty Two Thousand Two Hundred Thirty One Only) plus charges and further interest thereon. Therefore, to recover the defaulted loan amount, together with all lawful charges, and expenses, including that of sale out of the sale proceeds of the following movable property i.e. entire scraped machinery/ equipment /spares/items etc., as it is, in the present state or condition, notice is hereby given to the public in general and in particular to the Borrower / Guarantor(s) that the below mentioned movable properties hypothecated / charged to the Secured creditor, physical possession of which has been taken by the Authorised Officer of the Janata Sahakari Bank Ltd., Pune, (the Secured Creditor), pertaining to wheat flour mill, which are placed in the dismantled / disassembled condition at 2/156, Survey Nos. 8/2,8/3,8/4,8/5A and 17/3B, Avadi Road, Seneerkuppam, Poonamallee, Chennai-600056, will be sold through public E Auction on "As is where is, as is what is and whatever there is" and "without recourse" basis and upon such terms and conditions as are set out in the enclosed schedule of Terms and Conditions of sale.

DESCRIPTION OF THE MOVABLEPROPERTY

Sr. No	Particulars	Details
1	Borrower /Mortgagor Director/Guarantors	M/s. NEPC Agro Foods Ltd (Prop. Tamilnadu Flour Mills) Mr. Rajkumar Khemka Mr. Tirupathi Kumar Khemka
2	Description of movable properties.	Scraped machinery / equipment/spares/items of wheat flour mill which is /are in the dismantled / dissembled conditions placed at 2/156, Survey Nos. 8/2,8/3,8/4,8/5A and 17/3B Avadi Road, Seneerkuppam, Poonamallee, Chennai 600 056, in the present state.





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Sr. No	Particulars	Details	Date :
3	Encumbrances	Not known	
4	Date and Time of Inspection of properties	Wednesday, 8 th January 2025 from 11.30 am to 3.00 pm	
5	Date and Time of Proposed E-Auction	Wednesday, 22 nd Day of January 2025 from 11.00 am to 02.00 pm IST (with unlimited extension of 5 minutes each).	
6	Reserve Price	Rs.6,00,000/- (Rs. Six Lakh Only)	
7	EMD	Rs.60,000/- (Rs. Sixty Thousand Only) to be deposited before 05.00Pm of 15 th January 2025.	
8	Incremental Bid Amount	Rs.25,000/- (Rs. Twenty Five Thousand Only) and in multiples of Rs.25,000/- Only	

Place - Pune

Date - 30/11/2024

Copy to:

Borrower/Mortgagor

- 1 NEPC AgroFoods Ltd
(Prop Tamilnadu Flour Mills)
Corporate Office -
36,WallajahRoad,Chennai – 600 002
1678, Trichy Road, Ramnathpuram,
Coimbatore - 641 045.

Registered Office-

Waverly Estate, Waterfalls Post,
Valparai, Coimbatore – 642 105

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



K. H. L.
Asst. Gen. Manager/Authorised Officer
Janata Sahakari Bank Ltd., Pune

2. Shri. Rajkumar Khemka
(Mortgagor/Guarantor/Director)
3. Shri. Tirupathikumar Khemka
(Guarantor /Director)
2 and 3 above All having their office at-
36,WallajahRoad,Chennai – 600 002
2 and 3 above All residing at:-
V-101, Annanagar(West), Chennai 600101



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Letter No : **Terms and Conditions of E-Auction Sale**

Date :

H.O/Legal Recovery/Sec.Int/NEPC /Sale/226/2024

30.11.2024

E -Auction sale notice for Sale of Attached Movable Property u/s 13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and Rule 5 and 6 (1) (c),6(2) of the Security Interest (Enforcement) Rules, 2002.

- 1) The Properties will be sold through public E Auction on "As is where is, as is what is and whatever there is" and "without recourse" basis.
- 2) This notice and mode of sale of the secured assets are without prejudice to any other notice/ mode of sale of the secured assets.
- 3) All the payments/deposits in pursuance of this notice, except specifically mentioned hereunder, shall be made in the name and in favour of "Janata Sahakari Bank Ltd., Pune" through RTGS.
As a condition precedent to participate in the auction, an EMD amount of Rs.60,000/- (Rs. Sixty Thousand Only) shall be deposited by way of RTGS / NEFT before 05:00PM of 15th January 2025. Bank details for payment through RTGS /NEFT are as under:
Account Name : RTGSNEFT Account
Account Number: 002262300000011
IFSC: JSBP0000002
Bank Name: Janata Sahakari Bank Ltd., Pune
Branch Name: Shivajinagar, Pune



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.

- 5) The sale will be confirmed in favour of the purchaser, who has offered highest sale price in his bid subject to confirmation by the secured creditor.
- 6) On sale of the said movable property, the purchaser shall immediately on the same day deposit 25% of the amount of total sale price, inclusive of Earnest Money Deposit and in default thereof, the amount deposited including Earnest Money shall be forfeited and the defaulting purchaser shall suffer forfeiture of all his rights, interest, claim, or demand in, or upon, or right to get the moveable property or properties.
- 7) The balance amount payable of purchase price i.e. 75% of total highest bid amount, shall be paid by the purchaser on or before the 15th day from the date of auction of the movable property, to the bank, through RTGS.
- 8) In default of the payment of 75% amount of total accepted bid, within a period of 15 days from the date of auction, or such extended period, (as the Authorized Officer may grant in his absolute discretion), the entire amount, including Earnest Money Deposit, paid till then, in pursuance of this notice, by the purchaser, shall stand forfeited.
- 9) The Reserve Price fixed for the sale of the said movable property is Rs. 6,00,000/- (Rs. Six Lakh Only) below which the said property will not be sold.
- 10) The Authorised 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.
- 11) The intending purchaser can verify and inspect the said movable property put to auction on 8th January 2025 between 11.30 am to 3.00 pm. At the time of inspection of the said property, the prospective purchaser should submit his self attested KYC documents to the authorized officer.
- 13) The purchaser shall carry out due diligence at its own cost and consequences, in respect of secured assets.
- 14) In respect of any of the terms and conditions contained herein, or otherwise, relating to sale of the

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Letter No : _____ Date : _____
secured assets put to auction through this E- Auction, if any dispute, difference of opinions, or disagreement arises or takes place, the same shall be referred to the courts at Pune (Maharashtra) only and only Pune Courts shall have exclusive jurisdiction to decide the same.

For more details contact to -----

- i) Janata Sahakari Bank Ltd., Pune, Sr. No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune-Satara Road, Bibwewadi, Pune-411037, Phone No. 020 – 2440 4444 / 2440 4471.
ii) Web Site – www.janatabankpune.com iii) E-mail – ho.recovery@janatabankpune.com

1. For detailed terms and condition of this E-auction sale, refer - M/S C1 India Private Limited through their portal <https://bankeactions.com> (Contact Numbers: 7291981124/25/26)
2. For any query regarding E-auction, contact: Mr. Bhavik Pandya- at +91- 88666682937-and email is Maharashtra@C1india.com/Support@bankeactions.com
3. Detailed terms and conditions of auction sale under SARFAESI are available at www.janatabankpune.com
4. Bidders shall make independent enquiries prior to submitting their bids and submit bids online in the prescribed format available on portal <https://bankeactions.com> (Contact Numbers: 7291981124/25/26)
5. Interested bidders will have to upload their KYC documents along with the EMD submission details on ho.recovery@janatabankpune.com before 05:00 pm of 15th January 2025 and submit original copies through courier.
6. The name of the eligible bidders will be identified by the E-Auctioneer to participate in e-auction on the portal <https://bankeactions.com>
The e-auction service provider (C1 India Private Limited PlotNo.68, Sector44, Gurugram-122003, Haryana, India) will provide User id and password by email to eligible bidders.
7. E-auction date & Time: Wednesday 22nd Day of January 2025 from 11.00 am to 02.00 pm IST (with unlimited extension of 5 minutes each).
8. The bidding shall start from the reserve price, in case, a bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time shall automatically get extended by 5 minutes with unlimited extension. If, in any given case, bidder fails to bid due to any reason, apart from technical issues from Auction portal, EMD amount of bidder shall be forfeited.
9. The bidder, who submits the highest bid amount on closure of e-Auction process shall be declared, as the Successful Bidder, and a communication to that effect will be issued, through electronic mode, which shall be subject to approval by the Authorised Officer.. The highest bid does not entitle the bidder to claim as a successful bidder. The Authorised Officer's decision in this case shall be final, conclusive, and binding on the bidders.
10. Upon the communication by the Authorised Officer to the successful bidder through e-mail / any other electronic mode, the successful bidder shall be required to pay immediately 25% of the bid amount inclusive of EMD amount and balance sale consideration be paid within 15 days from the date of E-auction. Failure to pay such amount shall result in the forfeiture of amount so paid till then including EMD.
11. The initial EMDs paid by the unsuccessful bidders shall be refunded within a period of 15 days from the date of e-auction.
12. The successful bidder shall remove all the moveable properties out of the aforesaid place at his/its





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own cost, charges, expenses and liabilities, maximum within 5 days immediately after execution of Sale Certificate by the Authorized Officer, in his/its favour. The successful bidder shall take all the precautions as not to cause any damage or injury to any property of the godown/warehouse owner/manager where the moveable properties are kept at present. Further, in case any damage or injury occurs/suffers at the hands of the bidder, the same shall be made good by the bidder, without there being any liability on the bank, or any of its officials. Similarly, in the event of any injury, or loss of life, in the process of removal, loading, unloading of the moveable property from the godown/warehouse where it is placed at present, the successful bidder shall alone and exclusively liable for all the legal and financial liabilities such as damages, compensations, penalties, etc. and the bank and/or its officers shall not be responsible or liable, in that behalf, in any manner, whatsoever. The Successful Bidder shall bear all the charges, expenses, and payments towards loading, unloading, transportation, removing the moveable properties from the aforesaid place and further disposal of the same, as well as, all the statutory taxes, duties, rates, assessment charges, octroi, custom, Local Body Tax and fees etc. in respect of the property put on auction.

Place: Pune



Authorized Officer
Janata Sahakari Bank Ltd., Pune
Date: 30 /11 /2024