



**Proclamation of Sale of Attached Immovable Properties 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 **Properties** Belongs to & Owned By **Borrower & Mortgagor Mr. Jadhav Sunil Kondiram** (Since deceased) Through it's Legal Heir 1) Smt.Jadhav Manisha Sunil 2) Ms. Jadhav Aditi Sunil M.G. Smt. .Jadhav Manisha Sunil 3) Ms.Jadhav Prerana Sunil M.G. Smt. .Jadhav Manisha Sunil 4) Master Jadhav Avishkar Sunil M.G. Smt. .Jadhav Manisha Sunil & Guarantors **Mrs. Shinde Sushma Prashant** herein under specified, has been in **Symbolic Possession** of the Authorised Officer of Janata Sahakari Bank Ltd., Pune on account of the claim of about **Rs. 40,33,083.00 (Rs. Forty Lakh Thirty Three Thousand Eighty three Only)** as on 30/04/2024 **And further interest thereon from 01/05/2024** as per the Demand Notice: Ho/Legal-Rec/Sec Int 13(2)/Bibwewadi/Jadhav Sunil/1521 17 /21/ 2024-25 Date 08/05/2024 due to the Janata Sahakari Bank Ltd, Pune **Branch Bibawewadi** and the below mentioned **Properties is mortgaged for the loans availed by Mr. Mr. Jadhav Sunil Kondiram**

Whereas, the outstanding balance as on **31/12/2024** in the said loan account is **Rs. 42,79,068.00 ( In Words Rs. Forty Two Lakh Seventy Nine Thousand Sixty Eight Only)** plus further interest & charges, expenses thereon from **01/01/2025**. Therefore, it is necessary to recover the said outstanding amounts in the said Loan account by sale of the said Properties together with all lawful charges and expenses arising due to recovery of possession and proposed Sale of the said Properties, Notice is hereby given that on **Friday 07<sup>th</sup> March 2025 at 11.00 a.m.** the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Properties i.e.

**SCHEDULE – I**

All that piece and parcel of land admeasuring 1511.73 Sq.Mtrs. of Final plot No.386/1A of TP scheme No.1 of kasabe Karad Shaniwar Peth and within the Karad Municipal Corporation Tal Karad Dist. Satara and within the registration district Satara sub District Karad

**Schedule II**

All that piece and parcel of the Flat bearing No.207 admeasuring about carpet area 77.62 Sq.Mtrs. i.e. 835.25 Sq.Fts. on third floor situated in the scheme known as "Oracle Corner " which is construction on the land described in schedule here in above and mortgage flat is bounded as follows

On or Towards the East :- By Side margin  
On or Towards South :- By Passage and Flat No.208  
On or Towards West :- By Open Duct. And Flat No.206  
On or Towards the North :- By Side Margin

Along with all appurtenances and easements annexed thereto and together with undivided share in the plot of land, right of use of common areas and facilities and also all the fixtures and fitting and MSEB Light meter. along with all the rights, facilities and amenities attached thereto and hereinbefore referred to as "The Said Properties and will sale this properties to the highest bidder in the above mentioned Public Auction, on **"As is where is Basis and Without Recourse Basis "** & upon such conditions , as are set out in the enclosed schedule of Terms & conditions of sale, in respect of the property, herein under specified

**DESCRIPTION OF THE PROPERTY**

<b>Sr.No</b>	<b>Particulars</b>	<b>Details</b>
<b>1</b>	<b>Borrower &amp; Mortgagor and Guarantors</b>	<p>1) <b>Mr. Jadhav Sunil Kondiram</b> (Since deceased) Through it's Legal Heir</p> <p>i) Smt.Jadhav Manisha Sunil (Wife)</p> <p>ii) Ms. Jadhav Aditi Sunil (Doughter)M.G. Smt. .Jadhav Manisha Sunil</p> <p>iii) Ms.Jadhav Prerana Sunil (Doughter) M.G. Smt. .Jadhav Manisha Sunil</p> <p>iv) Master Jadhav Avishkar Sunil(Son) M.G. Smt. .Jadhav Manisha Sunil</p> <p><b><u>Guarantors</u></b></p> <p><b>1) Mrs.Shinde Sushma Prashant</b></p>
<b>2</b>	<b>Details Of the Auction Properties</b>	<p align="center"><b><u>Schedule I</u></b></p> <p>All that piece and parcel of land admeasuring 1511.73 Sq.Mtrs. of Final plot No.386/1A of TP scheme No.1 of kasabe Karad Shaniwar Peth and within the Karad Municipal Corporation Tal Karad Dist. Satara and within the registration district Satara sub District Karad</p> <p align="center"><b><u>Schedule II</u></b></p> <p>All that piece and parcel of the Flat bearing No.207 admeasuring about carpet area 77.62 Sq.Mtrs. i.e. 835.25 Sq.Fts. on third floor situated in the scheme known as "Oracle Corner " which is construction on the land described in schedule here in above and mortgage flat is bounded as follows</p> <p>On or Towards the East :- By Side margin</p> <p>On or Towards South :- By Passage and Flat No.208</p> <p>On or Towards West :- By Open Duct. And Flat No.206</p> <p>On or Towards the North :- By Side Margin</p>
<b>3</b>	<b>Outstanding Balance As on 31/12/2024</b>	<b>Rs. 42,79,068.00 ( In Words Rs. Forty Two Lakh Seventy Nine Thousand Sixty Eight Only)as on 31/12/2024 And further interest thereon from 01/01/2025.</b>



<b>Sr.No</b>	<b>Particulars</b>	<b>Details</b>
4	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of the Karad Municipal Corporation, Electricity charges. ( if any )
5	Encumbrances	Not known to Bank
6	Remarks	Said Property is in <u>SYMBOLIC POSSESSION</u> of the Authorised Officer of Janata Sahakari Bank Ltd, Pune. Furniture and Other Movables place in the Properties are not part of this Auction.
7	Date Time and Place of Proposed Auction	Friday 07 <sup>th</sup> March 2025 at 11.00 a.m. Place :- Janata Sahakari Bank Ltd, Pune., Recovery Department S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Raod, Bibwewadi, Pune – 411037.
8	Reserve Price for Immovable Properties	Rs.33,50,000/- ( Rs. Thirty Three Lakh Fifty Thousand Only. )
9	Earnest Money Deposit	Rs. 3,50,000/- ( Rs. Three Lakh Fifty Thousand Only. )

Place - Pune  
Date – 29/01/2025.

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



**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 Properties 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 Properties and excluding the Auction Sale Price and **all other charges existing and in future for the Properties whether incidental or otherwise, in respect of the Immovable Properties** 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. 3,50,000/- 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, Aadhar Card, and other valid documents 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 Properties, 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 Properties 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 Properties.
- 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 Properties 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 Properties.
- 9) **The Reserve Price fixed for the sale of the Properties is Rs.33,50,000/- ( Rs. Thirty Three Lakh Fifty Thousand Only. ) below which the Properties 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 also 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 properties.
- 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) 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. 24404444 & 24404400.

2) **Branch Manager -** Janata Sahakari Bank Ltd.,Bibawewadi Branch, 645/1/1 and 645/2 Raskar Palace ,Near Rijent Fitness Club ,Bibwewadi Pune- 411037.

Phone No. **020-** 24283700 Mobile No.9607959036 **EEmail : [bibwewadi@janatabankpune.com](mailto:bibwewadi@janatabankpune.com)**

**1) EMail : [ho.recovery@janatabankpune.com](mailto:ho.recovery@janatabankpune.com) Web Site : [www.janatabankpune.com](http://www.janatabankpune.com)**

