



# Janata Sahakari Bank Ltd., Pune

(Multistate Scheduled Bank)

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

Phone : 020 – 24453258, 24452894, 24453430.

Recovery Dept. : Janmabhoomi Bhavan, Janmabhoomi Marg, Fort, Mumbai – 400 001.

Phone : 022 – 22024284 / 85 / 87.

Email ID : mumbai.recovery@janatabankpune.com, Website : www.janatabankpune.com

Mumbai/Recovery/Sec.Int./Nashik/Ahire/Sale/149/2024-25

01/02/2025

**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” and Under Rule 8 (5) © of the Security Interest ( Enforcement )Rules, 2002.**

Whereas, the Property of 1) Mr. Samadhan Ramdas Ahire & 2) Mrs. Suvarna Samadhan Ahire (BORROWER/MORTGAGOR) And 3) Mr. Vishal Gorakh Pawar (GUARANTOR) hereinunder specified has been taken in the form of Actual & Physical Possession by the Authorized Officer, Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs. 21,58,950/- (In words Rs. Twenty One Lakhs Fifty Eight Thousand Nine Hundred Fifty Only) as on 31/01/2022 and interest, charges expenses etc. thereon as per the Demand Notice dated 14/02/2022 due to the Janata Sahakari Bank Ltd., Pune Branch Nashik and,

Whereas, the aggregate Outstanding Dues as on 30/11/2024 in the said loan accounts is Rs. 26,60,761/- (In words Rs. Twenty Six Lakhs Sixty Thousand Seven Hundred Sixty one Only) plus further interest, charges thereon and it is necessary to recover the said Loan amount by Sale of the Said Property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale, the undersigned, Authorized Officer, Janata Sahakari Bank Ltd., Pune will hold Sale of the Immovable Property i. e. Residential Flat No. 7, 4<sup>th</sup> Floor, Shivshakti Apartment, S.No. 313/1/2/9, Plot no. 9, Pathardi, Nashik – 422 009 on **Thursday, 20th February 2025 at 12.00 P.M.** by way of Public Auction to the highest bidder on **“As is Where is Basis & As is what is Basis”** and upon such conditions as are set out in the enclosed schedule of Terms and conditions of sale, in respect of the property, herein under specified,

**DESCRIPTION OF THE PROPERTY**

Sr.No	Particulars	Details
1	<b>Borrower / Mortgagors</b>  <b>Guarantors</b>	<b>1. Mr. Samadhan Ramdas Ahire</b> <b>2. Mrs. Suvarna Samadhan Ahire –</b> <b>Both R/at : Row House No 5 Sai Shraddha Row House. Wasan Nagar, CIDCO Pathardi Phata, Nashik - 422 009.</b> <b>3. Mr. Vishal Gorakh Pawar - R/at :- Rajababa , Soundane, Nashik – 423 208</b>
2	Description of the Secured Asset being Auctioned	<b>Residential Flat No.7, 4<sup>th</sup> Floor, Shivshakti Apartment, S.No.313/1/2/9, Plot No. 9, Pathardi, Nashik – 422 009.</b>
3	Area of Flat	58.53 Sq. mtr. Built-up i.e. 44.04 Sq. mtr. Carpet area
4	Assessment or other Taxes	As per Rules of Municipal Corporation of Nashik & Shivshakti Apartment & other taxes.
5	Encumbrances	Not Known to the Bank.
6	Remarks	The Authorized Officer of Janata Sahakari Bank Ltd., Pune has taken the Actual

		& Physical Possession 5 <sup>th</sup> July, 2023.
7	Date, Time and Place of the Proposed Auction	<b>Thursday, 20th February 2025 at 12.00 P.M. at Janata Sahakari Bank Ltd, Pune, Nashik Branch, Alfa Square, Disouza Colony, College Road, Nashik – 422 003.</b>



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8	Reserve Price	Rs. 14,00,000/- (Rs. Forteen Lakhs Only)
9	Ernest Money Deposit (EMD)	<b>Earnest Money Deposit of Rs. 1,40,000/- ( Rs. One Lakh forty Thousand Only )</b> has to be deposited by way of Demand Draft drawn on Janata Sahakari Bank Ltd., Pune payable at Nashik or by way of RTGS/NEFT in RTGS Adjustment A/c. No. <b>048262300000001</b> , IFSC No. <b>JSBP0000048</b> of Janata Sahakari Bank Ltd., Pune Branch – Nashik, The payment should be made on or before <b>Tuesday 18<sup>th</sup> February 2025 up to 5.00 P.M.</b>
10	Bid Increment	Rs. 25,000/- (Rs. Twenty Five thousand Only)

( Sachin S. Tamhankar)

Dy. General Manager / Authorised Officer

**Copy to :-**

**BORROWER / MORTGAGOR**

- 1) Mr. Samadhan Ramdas Ahire
- 2) Mrs. Suvarna Samadhan Ahire - Both R/at : 5, Sai Shraddha Row Houses, Wasan Nagar, Pathardi Phata, Nashik – 422 009.

**GUARANTOR**

- 3) Mr. Vishal Gorakh Pawar - R/at :- Rajababa, Soundane, Nashik – 423 208

**Copy to -**

- 4) Chairman / Secretary - Shivshkati Apartment, Pathardi, Nashik – 422 009.
- 5) City Survey Officer - City Survey Office, Nashik.
- 6) Circle Officer - Nashik
- 7) Tahsildar - Old Agra Road, Near C.B.S., Nashik
- 8) Head of the Department, Legal & Recovery, Janata Sahakari Bank Ltd., Pune.
- 9) Branch Manager, Janata Sahakari Bank Ltd., Pune, Nashik Branch, Nashik.





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**Terms and Conditions of Sale Proclamation No. Mumbai/Recovery/Sec.Int/Nashik/Ahire /Sale/149/2024-25 dated 01/02/2025 U/s. 13 of “ The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002” and Under Rule 8 (5) © of the Security Interest ( Enforcement) Rules 2002.**

- 1) The Property will be sold on “ As is Where is Basis & As is what is Basis”
- 2) All Costs, Charges, Fees, Dues including cost of Stamp Duty ,Registration and TDS as applicable excluding the Auction Sale Price relating to the sale of the said property should be paid and borne by the Auction Purchaser.
- 3) As a condition precedent to participate in the auction an **Earnest Money Deposit of Rs. 1,40,000/- ( Rs. One Lakh Forty Thousand Only )** has to be deposited by way of Demand Draft drawn on Janata Sahakari Bank Ltd., Pune payable at Nashik or by way of RTGS/NEFT in RTGS Adjustment A/c. **No.048262300000001, IFSC No. JSBP0000048** of Janata Sahakari Bank Ltd., Pune Branch – Nashik, The payment should be made on or before **Tuesday 18<sup>th</sup> February 2025 up to 5.00 P.M.**
- 4) On Sale of the said Immovable Property, the Purchaser shall immediately deposit 25% of the amount of total Sale Price, to the Authorized Officer conducting the sale and the 75% balance amount of purchase price payable shall be paid by the Purchaser to the Authorized Officer on or before the 15 th day from the date of Public Auction of the Immovable Property.
- 5) In any default of the payment within the period mentioned above ( Condition No. 3 & 4) the amount deposited by the highest bidder shall be forfeited fully and completely and the Authorized Officer is free to make the Fresh Auction of the said Immovable Property on the Terms & Conditions as may deemed fit in his discretion.
- 6) The Reserve Price fixed for the Sale of the Properties is Rs.14,00,000/- ( Rs. Forteen Lakhs Only ), below which the property will not be sold, subject to the discretion of the Authorized Officer to be exercised by him in an exceptional facts and circumstances.
- 7) Other conditions will be read at the time of sale at Janata Sahakari Bank Ltd., Pune – Branch Nashik, Alfa Square, Disouza Colony, College Road, Nashik - 422 003.
- 8) The Authorized 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.
- 9) The Auction Bidders have to submit their KYC documents with the Authorized Officer at the time of Public Auction.
- 10) For more details refer :- Website :- <https://www.janatabankpune.com>

