



# JANATA SAHAKARI BANK LTD., PUNE

(Multistate Scheduled Bank)

HEAD OFFICE : 1444, Shukrawar Peth, Thorale Bajirao Road, Pune - 411 002

Phone : 020-24453258, 020-24452894 • Fax : 020-24493430

Mumbai Recovery Cell : S. K. Bole Road, Agar Bazar, Dadar (West), Mumbai - 400 028.

• Mob. : 9607983287

E-mail : mumbai.recovery@janatabankpune.com • Website : www.janatabankpune.com

Letter No. :

Date :

Mumbai / Recovery/Sec.Int./Borivali/Klifton /Sale/223 /2019.

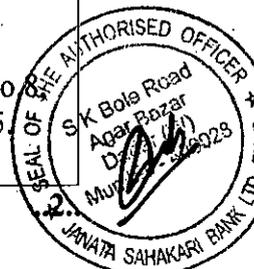
18/10/2019

## ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ( in short referred to as SARFAESI Act ) and Security Interest ( Enforcement ) Rules, 2002 read with provision to Rule 8 (6) of the Security Interest Enforcement Rule, 2002 and pursuant to the Actual & Physical Possession of the secured asset of the Borrower mentioned hereunder vested with the Authorized Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorized Officer has decided to sell the secured asset by online e- auction sale.

Notice is hereby given to the Public in General and to the Borrower, Mortgagor and Guarantors in Particular, that the under mentioned Immovable Property Mortgaged with Janata Sahakari Bank Ltd., Pune, Branch Borivali, Mumbai for the Security for the Loan Sanctioned to M/s.Klifton Forge Pvt. Ltd. ( Borrower / Mortgagor ) & due to default in payment of Interest & Priciple the below mentioned Property will be sold on " AS IS WHERE IS BASIS & AS IS WHAT IS " condition, by way of " online e-auction" on **Tuesday, 26<sup>th</sup> November, 2019** for recovery of dues and further interest, charges and cost etc. as detailed below in terms of the provisions of SARFAESI Act, 2002 read with Rules 8 & 9 of Security Interest ( Enforcement ) Rules, 2002 ) through website : <https://www.janatabankpune.com> & <http://bankeauctions.com>

<b>Name of the Borrower &amp; Address</b>	M/s. Klifton Forge Pvt. Ltd. O/at. - Survey No. 60/4, Village Vasuri Khurd, Behind Blue Star, Taluka Wada, Dist. Palghar - 421 312.( Maharashtra State)
<b>Name of Directors &amp; Address</b>	<b>1. Smt. Ramesh Rani Chatwal</b> R/at. KH-144, Kavi Nagar, Gaziabad, Uttar Pradesh - 201 002. <b>2. Mrs. Aaruti Kapoor</b> R/at. JG 1/103, Ekta Apartment, Vikas Puri, New Delhi - 110 018. <b>3. Mr. Indrapal Singh</b> R/at. KH-98, Kavi Nagar, Gaziabad, Uttar Pradesh - 210 001. <b>4. Mr. Satyapal Mukundlal Arrora</b> R/at. Flat No. 902, 9th Floor, Gundecha Heights, L.B.S. Marg, Kanjurmarg, Mumbai - 400 078 <b>5. Mr. Prashant Jha</b> R/at. House No. 8/14, Rajendra Nagar, Sector No.3, Block No Police Station, Sahibabad, Gaziabad, Uttar Pradesh - 201 005.





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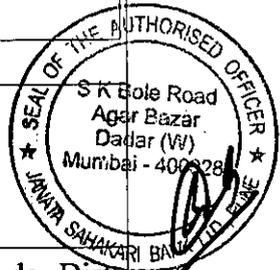
E-mail : mumbai.recovery@janatabankpune.com • Website : www.janatabankpune.com

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<b>Guarantors</b>	<b>1. Smt. Ramesh Rani Chatwal</b> R/at. KH-144, Kavi Nagar, Gaziabad, (Uttar Pradesh) – 201 002. <b>2. Mrs. Aaruti Kapoor</b> R/at. JG 1/103, Ekta Apartment, Vikas Puri, New Delhi – 110 018. <b>3. Mr. Indrapal Singh</b> R/at. KH-98, Kavi Nagar, Gaziabad, (Uttar Pradesh) – 210 001.																														
<b>Amount Due</b>	Rs.7,05,04,186.34 (Rs. Seven Crore Five Lakhs Four Thousand One Hundred Eighty Six & Paise Thirty Four Only ) as on 30 <sup>th</sup> November, 2017 with further interest till the date of repayment of dues in full together with incidental expenses, costs and charges as per the Demand Notice dated 29 <sup>th</sup> December, 2017 issued under section 13(2) of the SARFAESI Act, 2002.																														
<b>Description of the Secured Asset being Auctioned</b>	NA Plot of land admeasuring 0H-38R-0 out of total land admeasuring 4H-91R-0 situated at Survey No. 60/4, Zone No.5, Behind Blue Star, Village Vasuri Khurd, Grampanchayat Biloshi, Taluka Wada, Dist. Palghar – 421 312.( Maharashtra State ) Owned by M/s. Klifton Forge Pvt. Ltd. & Area of Construction is :- <table border="1"><thead><tr><th>No.</th><th>Description</th><th>Area Sq.Ft. Built Up.</th></tr></thead><tbody><tr><td>1</td><td>Main Factory Shed</td><td>13500</td></tr><tr><td>2</td><td>Office Building</td><td></td></tr><tr><td></td><td>a. Ground Floor</td><td>1906</td></tr><tr><td></td><td>b. First Floor</td><td>1906</td></tr><tr><td>3</td><td>Heat Treatment Shed</td><td>2304</td></tr><tr><td>4</td><td>Security Cabin / Store Room</td><td>884</td></tr><tr><td>5</td><td>Air Compressor Room</td><td>2154</td></tr><tr><td>6</td><td>Rear Side Shed</td><td>3339</td></tr><tr><td></td><td>Total</td><td>25993</td></tr></tbody></table>	No.	Description	Area Sq.Ft. Built Up.	1	Main Factory Shed	13500	2	Office Building			a. Ground Floor	1906		b. First Floor	1906	3	Heat Treatment Shed	2304	4	Security Cabin / Store Room	884	5	Air Compressor Room	2154	6	Rear Side Shed	3339		Total	25993
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<b>Boundaries of Plot</b>	Towards East : By Road & ICEM Engineering Co. Towards West : By open Land. Towards South : By Road. Towards North : By Open Land.																														
<b>Assessment or other Taxes</b>	As per the Rules of Grampanchayat Biloshi, Taluka Wada, Dist. Palghar & Other Taxes.																														
<b>Encumbrances</b>	Not Known to the Bank.																														



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<b>Possession taken under SARFAESI Act, 2002</b>	Physical Possession taken on 9 <sup>th</sup> May, 2018 by the Authorized Officer, Janata Sahakari Bank Ltd., Pune .
<b>Date of E- Auction</b>	26 <sup>th</sup> November, 2019 ( Tuesday) - 3.00 P.M. to 4.00 P.M.
<b>Date of Property Inspection</b>	20 <sup>th</sup> November, 2019 (Wednesday) Between 12.00 to 3.00 P.M.
<b>Mode of E- Auction</b>	Online – e auction
<b>Reserve Price</b>	Rs. 2,56,00,000/- ( Rs.Two Crore Fifty Six Lakhs Only)
<b>Bid Increment</b>	Rs. 5,00,000/- ( Rs.Five Lakhs Only ) & in such multiples
<b>Earnest Money Deposit ( EMD )</b>	EMD Amount Rs. 25,60,000/- ( Rs. Twenty Five Lakhs Sixty Thousand Only) EMD Amount to be deposited by way of Demand Draft / RTGS / NEFT favouring Janata Sahakari Bank Ltd., Pune , Branch Dadar,( West), Mumbai, Suspence Account : 017254100000000; IFSC Code : JSBP0000017. DD should be drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai.

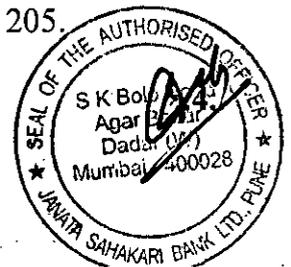
**Copy to:-**

**BORROWER / MORTGAGOR**

- ✓ 1) M/s.Kliffon Forge Pvt. Ltd. - S.No. 60/4, Village Vasuri Khurd, Behind Blue Star Co, Tal. Wada, Dist. Palghar- 421 312. (Maharashtra)

**Through its Directors :-**

- i) Smt. Ramesh Rani Chatwal- R/at – KH-144, Kavi Nagar, Ghaziabad, Uttar Pradesh – 210 002.
- ii) Mrs. Aaurti Kapoor - R/at – JG 1/103, Ekta Apartment, Vikas Puri, New Delhi – 110 018.
- iii) Mr. Indrapal Singh - R/at – KH-98, Kavi Nagar, Ghaziabad, Uttar Pradesh – 201 001.
- iv) Mr. Satyapal M. Arrora - R/at – i) Flat No. 902, 9<sup>th</sup> Floor, Gundecha Heights, L.B.S.Marg, Kanjurmarg, Mumbai – 400 078.  
ii) Gala No. 7, Arihant Industrial Estate, Dhumal Nagar, Waliv, Vasai (East), Thane – 401 205.





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Date :

v) Mr. Prashant Jha

R/at.- House No. 8/14, Rajendra Nagar,  
Sector No. 3, Block No. 8, Police  
Station, Sahibabad, Ghaziabad, Uttar  
Pradesh – 201 005.

## GUARANTORS

2. Smt. Ramesh Rani Chatwal

R/at – KH-144, Kavi Nagar, Ghaziabad,  
Uttar Pradesh – 210 002.

3. Mrs. Aaurti Kapoor

R/at – JG 1/103, Ekta Apartment, Vikas  
Puri, New Delhi – 110 018.

4. Mr. Indrapal Singh

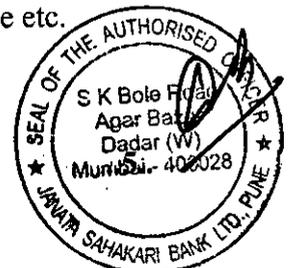
R/at – KH-98, Kavi Nagar, Ghaziabad,  
Uttar Pradesh – 201 001.

## Copy to :-

1. Sarpanch - Group Gram Panchayat Biloshi, Tal.  
Wada, Dist. Palghar.
2. City Survey Officer - City Survey Office, Wada- 421312
3. Chief Officer - Nagar Parishad, Wada.- 421 312.
4. Head of the Department Legal & Recovery, Janata Sahakari Bank Ltd, Pune
5. Branch Manager, Janata Sahakari Bank Ltd, Pune, Branch Borivali , Mumbai.

## Terms and Conditions of E- Auction :

1. The Auction sale is being conducted as per the further Terms & Conditions & Procedure set out by the Authorized Officer under the provisions of SARFAESI Act, 2002 with the aid and through e-auction mode. Auction/Bidding shall be only through " Online Electronic Mode " through the website <http://www.bankeauctions.com> (M/s.C1 India Private Limited is the Service Provider to arrange platform for e-auction ). Bidder may also go through the website of <https://janatabankpune.com> for the details of the Secured Assets for obtaining the Bid Documents.
2. The bidders may participate in the e-auction quoting/bidding from their own offices / place of their choice. Internet connectivity shall have to be arranged by each bidder himself / itself. The Authorized Officer of the Bank / Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.





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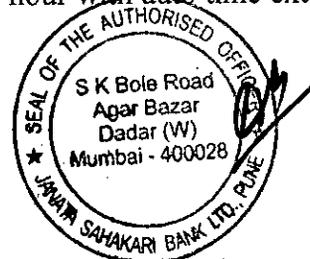
E-mail : [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) • Website : [www.janatabankpune.com](http://www.janatabankpune.com)

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3. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Jay Singh of M/s. CI India Private Limited, Contact Number : 7738866326 email: [jay.singh@clindia.com](mailto:jay.singh@clindia.com) or Mr. Hareesh Gowda Contact No. 959497555 email : [hareesh.gowda@clindia.com](mailto:hareesh.gowda@clindia.com)
4. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on " **AS IS WHERE IS BASIS & AS IS WHAT IT IS** " condition.
5. All the intending Purchasers / Bidders are required to register their names in the portal of <http://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.
6. All intending Bidders are required to deposit the Earnest Money Deposit (10% of the Reserve Price ) through NEFT / RTGS to credit of A/c. No. 017254100000000,- Suspense Account of Janata Sahakari Bank Ltd., Pune, Dadar (West) Branch, Mumbai IFSC Code No. JSBP0000017 on or before **22<sup>nd</sup> November, 2019** up to 5.00 P.M. & Copy / Proof of the said payment should be uploaded on <http://www.bankeauctions.com> & mail to [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com)
7. Bidders are also required to submit the KYC i.e. Self Attested copies of their acceptable proof of residence , PAN Card, Adhar Card, along with Original Authority Letter, Copy of Resolution ( if applicable ) etc. should be submitted to Authorized Officer, Janata Sahakari Bank Ltd., Pune, Mumbai Recovery Cell, Agar Bazar, S.K.Bole Road, Dadar (West), Mumbai - 400 028 & mail to [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) & also uploaded on <http://www.bankeauctions.com> by 05.00 p.m. on or before **22<sup>nd</sup> November, 2019** . Bid application will not be accepted if KYC is not uploaded.
8. Bid form without Earnest Money Deposit shall be rejected summarily.
9. After the submission of Bid forms, the bidders are not allowed to withdraw the Bid forms / EMD, before completion of e-auction.
10. Online e-auction sale will start automatically on and at the time as mentioned above. Auction / Bidding time will initially be for a period of one hour with auto time extension of five minutes each till the completion of the said Auction.



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11. The successful Purchaser / Bidder shall deposit the 25% ( inclusive of EMD ) of his / its offer by way of RTGS / NEFT to Janata Sahakari Bank Ltd., Pune the account mentioned herein above on **26<sup>th</sup> November, 2019** upto 18.30 hours on i.e. day of Auction ; failing which, the sale will be deemed to have been failed and the EMD of the said successful Purchaser / Bidder shall be forfeited.

12. The EMD of all other Bidders, who did not succeed in the e - Auction will be refunded by Janata Sahakari Bank Ltd., Pune within 48 hours of the closure of the e-auction. The EMD shall not carry any interest.

13. The balance amount of purchase consideration shall be payable by the successful purchaser / Bidder **on or before the fifteenth ( 15<sup>th</sup> ) day** from the date of e-auction. In case of default, all amounts deposited till then shall be liable to be forfeited.

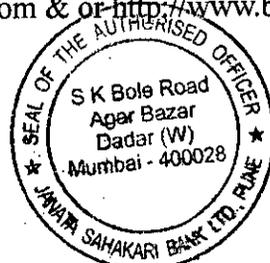
14. For the more information, regarding the Auctioned Property the prospective Bidders may contact Mr. Ramakant Buwa ( Mob. 8600040556 ) / Mr. Shridhar Rajderkar (Mob. 9322109013) or at - [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com)

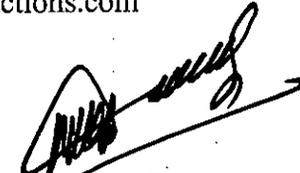
15. At any stage of the auction, the Authorized Officer of the Bank may Accept / Reject / Modify / Cancel the Bid / Offer or Post-Pone the auction without assigning any reason thereof and without any prior notice.

16. The successful Purchaser / Bidder shall bear all the Statutory Dues, Taxes, Fees payable, Stamp Duty, Registration fees etc. that is required to be paid in order to get the property Conveyed / Delivered in his / her / its favour as per the applicable law.

17. The Borrower / Mortgagor, Mortgagor/Guarantors & Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest ( Enforcement ) Rule, 2002 about the holding of the above mentioned Auction Sale. The said E-Auction Notice has been served to the Borrower Company, Partners, Mortgagor / Guarantors by Speed Post Regd. A.D / Hand Delivery.

18 For detailed Terms and Conditions and Bid Document of the Sale, please refer to <https://www.janatabankpune.com> & or <http://www.bankeauctions.com>



  
( Ramakant P. Buwa )  
Authorized Officer

Janata Sahakari Bank Ltd., Pune

Place : Dadar, Mumbai

Date : 18/10/2019





**ANNEXURE – III**  
**DECLARATION BY BIDDER(S)**

To,  
Authorized Officer,  
Janata Sahakari Bank Ltd., Pune.  
Mumbai Recovery Cell,  
S.K.Bole Road, Agar Bazar,  
Dadar (West), Mumbai – 400 028.

Date :- \_\_\_\_ / \_\_\_\_ /2019.

1. I/We, the Bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer of the Bank
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer of the Bank in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our Bid for purchase of the asset/s is accepted by the Authorized Officer of the Bank and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the Bid and thereafter, is/are liable to be forfeited by the Authorized Officer of the Bank.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, as the defaulting Bidder, I/We shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other Bidders who did not succeed in the e-auction will be refunded by Janata Sahakari Bank Ltd., Pune within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/We state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I/We also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and /or additions or deletions of times being offered for sale.

Signature : \_\_\_\_\_

Name : \_\_\_\_\_

Address: \_\_\_\_\_

E-mail ID : \_\_\_\_\_

**Note :- Note : This document is required to be duly filled in and signed by the bidder and thereafter send by mail to [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) and uploaded on the website: <http://www.bankeauctions.com> during the time of submission of the bid.**

**ANNEXURE – IV**  
**Confirmation by Bidder Regarding Receipt of Training**

To,  
The Authorized Officer,  
Janata Sahakari Bank Ltd., Pune.  
Mumbai Recovery Cell,  
S.K.Bole Road, Agar Bazar,  
Dadar (West), Mumbai – 400 028.

Sub :- **Confirmation regarding receipt of e -Auction Training.**

Dear Sir,

This has reference to the Terms & Conditions for the e-auction mentioned in the Tender Document and available on the website [https://: www.janatabankpune.com](https://www.janatabankpune.com) & <http://www.bankeauctions.com>

**I/We confirm that :-**

a) I/We have read and understood the Terms and Conditions governing the e-Auction as mentioned in Tender Document available on the website <https://www.janatabankpune.com> & <http://www.bankeauctions.com> and also e-Auction notice published by Janata Sahakari Bank Ltd., Pune in daily newspapers and unconditionally agree to them.

b) I/We also confirm that I/We have taken training on the on-line bidding/auction from M/s. C1 India Private Limited and confirm that I/We are fully conversant with the functionally and process.

c) I/We confirm that Janata Sahakari Bank Ltd., Pune and M/s. C1 India Private Limited, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. Before or during the auction event.

d) I/We, hereby confirm that I/We will honour the Bids placed by me/us during the e-Auction process.

With regards

Signature of the Bidder : \_\_\_\_\_

Address of Bidder : \_\_\_\_\_

Date : \_\_\_\_\_

**Note :- Note : This document is required to be duly filled in and signed by the bidder and thereafter send by mail to [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) and uploaded on the website: <http://www.bankeauctions.com> after the receipt of training on e-Auction .**

**ANNEXURE – V**  
**Price Confirmation Letter by Bidder(s)**

To,  
The Authorized Officer,  
Janata Sahakari Bank Ltd., Pune  
Mumbai Recovery Cell,  
S.K.Bole Road, Agar Bazar,  
Dadar (West), Mumbai – 400 028.

Sub :- NA Plot of land situated at Survey No. 60/4, Zone No.5, Behind Blue Star, Village Vasuri Khurd, Grampanchayat Biloshi, Taluka Wada, Dist. Palghar – 421 312. of Final Bid quoted during e-Auction .

Dear Sir,

I/We confirm that I/We have quoted the highest Bid of Rs. \_\_\_\_\_ /- ( In words Rs. \_\_\_\_\_ only ) for the purchase of the immovable property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by M/s. C1 India Private Limited through their website of <http://www.bankeauctions.com> & the Authorized Officer of Janata Sahakari Bank Ltd., Pune through its website of <https://janatabankpune.com> on \_\_\_\_\_. ( Date of Auction )

Yours sincerely,

Signature : \_\_\_\_\_

Name of Bidder : \_\_\_\_\_

Date :

**Note : This document is required to be duly filled in and signed by the H1( Highest Bidder ) and thereafter e-mail scanned letter to the email on [mumbai.recovery@janatabankpune.com](mailto:mumbai.recovery@janatabankpune.com) & copy uploaded on <http://www.bankeauctions.com> immediately on completion of the bidding.**

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