

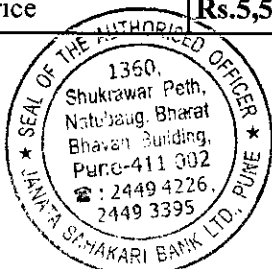
Proclamation of Sale of Attached Immovable Property U/s.13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" (54 of 2002) and Under Rule 8 (5) (c), 8(6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Whereas, the Property belongs to Mrs. Reshma Sujit Shah Director of M/s. Olive Tree Trading Pvt Ltd. and Mortgagor and Guarantor herein under specified has been in the **Actual & Physical Possession** of the Authorised Officer, Janata Sahakari Bank Ltd., Pune on account of entire outstanding loan amount of **Rs.12,16,67,112.74/- (Rs. Twelve Crore Sixteen Lakh Sixty Seven Thousand One Hundred Twelve Paise Seventy Four only)** as on 30/09/2018 and further interest, charges, expenses etc. thereon as per the Demand Notice dated 20/10/2018 due to Janata Sahakari Bank Ltd, Pune **Branch Bajirao Road.**

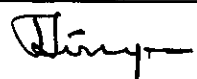
Whereas, the outstanding dues as on 31/05/2020 in the said loan account is **Rs. 15,67,17,825.06/- (Rs. Fifteen Crore Sixty Seven Lakh Seventeen Thousand Eight Hundred Twenty Five Paise Six Only plus further interest from 01/06/2020 and charges thereon and it is necessary to recover the said Loan amount by sale of the said property together with all lawful charges and expenses arising due to recovery of possession and proposed Sale of the said House property, Notice is hereby given that on the Saturday 18th July, 2020 on 11.30 A.M.** the undersigned, Authorised Officer, Janata Sahakari Bank Ltd., Pune will conduct sale of the said Property i.e. Residential Unit **Bungalow No.A-23** comprising of Ground + 1st floor in the scheme known as "**Padma Vilas Enclave**" having built area in the aggregate 224 sq. mtrs constructed after consuming of 241.6 sq. mtrs of floor space area out of the land along with 0.9971% undivided interest in the said land together with 0.295% undivided share in the right, title and interest in common areas, amenities and facilities in the land having area as per GLR Extract of 11.98 Acres equivalent to 48480 sq. mtrs or thereabout bearing S.No.799 of GLR of Pune Cantonment Board situated at Village Wanawadi, Taluka Haveli, Dist. Pune with Sub Registration of of Taluka Haveli, Registration Dist. Pune and within the limits of Pune Cantonment Board further together with right to use Garden & Terrace area and car parking space under porch by way of public auction to the highest bidder on "**As is where is Basis**" and upon such conditions as are set out in the enclosed schedule of Terms and conditions of sale, in respect of the Said Property herein under specified.

DESCRIPTION OF THE PROPERTY

Sr. No	Particulars	Details
1	Borrower Guarantor Mortgagor and Guarantor	M/s. Olive Tree Trading Pvt Ltd. Through its Directors 1) Mr. Shah Sujeet Suresh, 2) Mrs. Shah Reshma Sujeet Mr. Shah Sujeet Suresh Mrs. Shah Reshma Sujeet
2	Details of Property	Property i.e. Residential Unit Bungalow No.A-23 comprising of Ground + 1 st floor in the scheme known as " Padma Vilas Enclave " having built area in the aggregate 224 sq. mtrs constructed after consuming of 241.6 sq. mtrs of floor space area out of the land along with 0.9971% undivided interest in the said land together with 0.295% undivided share in the right, title and interest in common areas, amenities and facilities in the land having area as per GLR Extract 11.98 Acres equivalent to 48480 sq. mtrs or thereabout together with right to use Garden & Terrace area and car parking space under porch bearing S.No.799 of GLR of Pune Cantonment Board situated at Village Wanawadi, Taluka Haveli, Dist. Pune with Sub Registration of Taluka Haveli, Registration Dist. Pune and within the limits of Pune Cantonment Board, Which is belongs to Mortgagor & Guarantor Mrs. Reshma Sujeet Shah
3	Outstanding Balance as on 31/05/2020	Rs. 15,67,17,825.06/- (Rs. Fifteen Crore Sixty Seven Lakh Seventeen Thousand Eight Hundred Twenty Five Paise Six Only) plus further interest and charges from 01/06/2020 thereon.
4	Assessment or other taxes	As per rule of Pune Cantonment Board Taxes and all other charges if applicable.
5	Encumbrances	1) Property Tax Dues for the period 2018-19 Rs.19,478/- & further as applicable 2) Society Maintenance Charges up to March 2020 Rs.2,01,450/- & further as applicable
6	Remarks	The property has been in the Actual & Physical Possession of the undersigned Authorised Officer, Janata Sahakari Bank Ltd, Pune
7	Date, Time and Place of Proposed Auction.	Saturday 18th July, 2020 on 11.30 A.M. Janata Sahakari Bank Ltd.,Pune,1360, Shukrawar Peth, Behind Saraswati Mandir, Bharat Bhavan, Bajirao Road, Pune. Phone No.020-24521033/ 24521071
8	Reserve Price	Rs.5,55,00,000/- (Rs. Five Crore Fifty Five Lakh only)



Place- Pune
Date - 11/06/2020


(Radhakrishna P. Limaye)
Asst. General Manager / Authorised Officer
Under SARFAESI Act 2002 (54 of 2002)
Janata Sahakari Bank Ltd., Pune.
(Multi State Schedule Bank)

Terms and Conditions of Sale Proclamation conduct again

H.O/Legal Recovery/Sec.Int/Bajirao road/Olive/Sale/ 64/2020-21 Dated 11/06/2020

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) 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules 2002

- 1) The Property will be sold on "As is where is Basis".
- 2) All pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property and TDS as applicable excluding the Action Sale Price and **all other charges existing in future for the property whether incidental or otherwise, in respect of the said Immovable property** should be paid and borne by the Auction Purchaser.
- 3) **As a condition precedent to participate in the auction an amount of Rs. 50,00,000/- has to be deposited as earnest money deposit with the Authorised Officer before the auction takes place.** 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. All Auction participant has to submit latest photograph, xerox copy of all KYC document i.e. Pan Card, Aadhar Card etc. along with originals.(for verification) before Auction take place.
- 4) The sale shall be confirmed in favour of the purchaser who has offered highest sale price in his bid to the Authorised Officer & shall be subject to confirmation by the secured creditor.
- 5) On sale of the said immovable property, the purchaser shall immediately deposit 25% of total highest bid amount, (Which is inclusive of earnest money deposit) on the same day to the Authorised Officer conducting the Auction. In default thereof, the amount so deposited including participation amount shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
- 6) 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 15th day from the date of auction of the immovable property
- 7) In default of the payment of 75% amount of total highest bid amount within the stipulated period given by Authorised Officer, the amount so deposited shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
- 8) **The Reserve Price fixed for the sale of the property is Rs. 5,55,00,000/- Rs. Five Crore Fifty Five Lakh only) below which the property will not be sold.**
- 9) Other conditions will be read at the time of Auction
 - 1) **Janata Sahakari Bank Ltd., Pune, 1360, Shukrawar Peth, Behind Saraswati Mandir, Bharat Bhavan, Bajirao Road, Pune. Phone No. 020 – 020 – 24521033 / 24521071.**
 - 2) **Janata Sahakari Bank Ltd., Pune, Branch Bajirao Road, 1444, Shukrawar Peth, Bajirao Road, Pune 411002 Phone No.020 – 24452013 / 24481130.**
- 10) 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.

