



H.O/Legal Recovery/Sec.Int/Bajirao road/Membrane Filters/Sale/ 53 /2020

Date : 21/05/2020

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.

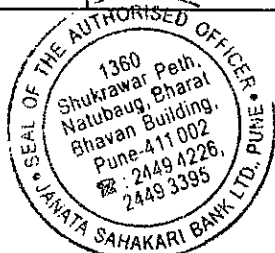
Whereas, the Property belongs to M/S. Membrane Filters (India) Pvt. Ltd. Through its Directors Mr. Devi Subhashchandra alies Subhash Laxmandas and Mrs. Devi Pratibha Subhashchandra alies Subhash as Mortgagors and Guarantors hereinunder specified has been in the Symbolic Possession of the Authorised Officer, Janata Sahakari Bank Ltd., Pune on account of entire outstanding loan amounts are (Fund Based) Rs.14,50,13,385.47 (Rs.Fourteen Crore Fifty Lakh Thirteen Thousand Three Hundred Eighty Five Paise Forty Seven only) and (Non Fund Based) is Rs. 7,08,02,900/-(Rs. Seven Crore Eight Lakh Two Thousand Nine Hundred Only) on 30/06/2019 and further interest, charges, expenses etc.from 01/07/2019 thereon as per the Demand Notice dated 09/07/2019 due to Janata Sahakari Bank Ltd, Pune Bajirao Road. Branch

Whereas, the outstanding dues as on 30/04/2020 in the said loan account are Fund Based Rs.14,85,16,400/- (In words Rs. Fourteen Crore Eighty Five Lakh Sixteen Thousand Four Hundred Only) and Non Fund Based Rs. 5,77,40,500/- (Rs. Five Crore Seventy Seven Lakh Forty Thousand Five Hundred Only) plus interest, charges thereon from 01/05/2020 , 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 property.

Notice is hereby given that on the Monday 29th June, 2020 on 01.00 P.M., the undersigned, Authorised Officer, Janata Sahakari Bank Ltd., Pune will hold Public Auction of the Property i.e. All that piece and parcel of Land having Plot No. 3, bearing Gat No. 539/1/3 having area admeasuring 49R and Plot admeasuring area about 3502.92 sq. mtrs. with construction thereon admeasuring 1786.65 sq. mtrs. (As per Sanctioned Plan by Sub Divisional Office Bhor dated 31/03/2010) together with all rights of ways, easements and other rights attached to the said land situated at Village Kelwade within the registration limits of Bhor Taluka Panchayat Samitee Bhor, District Pune together with inclusive usable rights only in open premises appurtenant and adjacent to it and will sale property to the highest bidder in the above mentioned Public Auction, on "As is where is Basis". All machineries installed and kept in this auction premises are not part of Auction Property and upon such conditions as are set out in the enclosed schedule of Terms and conditions of sale, in respect of the Said Property hereinunder specified.

DESCRIPTION OF THE PROPERTY

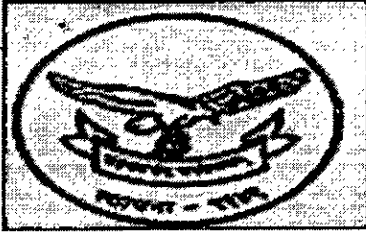
Sr. No	Particulars	Details
1	Borrower / Mortgagor Directors and Mortgagors, and Guarentors	<u>M/S. Membrane Filters (India) Pvt. Ltd.</u> , A Private Limited Company incorporated and Registered under provisions of companies Act, 1950 <u>Through its Directors</u> i) Mr. Devi Subhashchandra alies Subhash Laxmandas ii) Mrs. Devi Pratibha Subhashchandra alies Subhash i) Mr. Devi Subhashchandra alies Subhash Laxmandas ii) Mrs. Devi Pratibha Subhashchandra alies Subhash
2	Details of Property <u>This property is owned by M/S. Membrane Filters (India) Pvt. Ltd.</u>	All that piece and parcel of Land having Plot No. 3, bearing Gat No. 539/1/3 having area admeasuring 49R and Plot admeasuring area about 3502.92 sq. mtrs. with construction thereon admeasuring 1786.65 sq. mtrs. (As per Sanctioned Plan by Sub Divisional Office Bhor dated 31/03/2010) together with all rights of ways, easements and other rights attached to the said land situated at Village Kelwade within the registration limits of Bhor Taluka Panchayat Samitee Bhor, District Pune together with inclusive usable rights only in open premises appurtenant and adjacent to it.
3	Outstanding Balance as on 30/04/2020	Outstanding dues of Janata Sahakari Bank Ltd., Pune are Fund Based Rs. 14,85,16,400/- (In words Rs. Fourteen Crore Eighty Five Lakh Sixteen Thousand Four Hundred Only) and for Non Fund Based Rs. 5,77,40,500/- (Rs. Five Crore Seventy Seven Lakh Forty Thousand Five Hundred Only) plus interest, charges thereon from 01/05/2020 and outstanding dues of Wai Urban Co-op. Bank Ltd., Wai through its Sadashiv Peth Branch as on 28/02/2020 is Fund Based Rs. 7,04,53,965/- (Seven Crore Four Lakh Fifty Three Thousand Nine Hundred Sixty Five Only.) plus interest, charges thereon from 01/03/2020.
4	Assessment or other taxes	As per rule of Kelwade Grampanchayat, Bhor and all other charges if applicable.
5	Encumbrances	Not Known to Bank
6	Remarks	1. The Property also Mortgaged to The Wai Uraban Co-op Bank Ltd, Wai For Total Tune of Rs.700/- Lakhs Only, and The Wai Uraban Co-op Bank Ltd, Wai also accord their consent for this Auction. 2. The property has been in the <u>Symbolic Possession</u> of the undersigned Authorised Officer of Janata Sahakari Bank Ltd, Pune 3. All machineries installed and kept in this auction premises are not part of Auction Property
7	Date, Time and Place of Proposed Auction	<u>Monday 29th June, 2020 on 01.00 P.M.</u> Janata Sahakari Bank Ltd., Pune, Bharat Bhavan, 1360, Shukrawar Peth, Behind Saraswati Mandir, Bajirao Road, Pune. Phone No.020-24521000, 24521033/ 24521034
8	Reserve Price	<u>Rs. 6,00,00,000/- (Rs. Six Crore only)</u>



(Signature)

(Radhakrishna P. Limaye)
Asst. General Manager /Authorised Officer
Under SARFEASI Act 2002
Janata Sahakari Bank Ltd., Pune
(Multi State Scheduled Bank)

Date - 21/05/2020
Place- Pune



JANATA SAHAKARI BANK LTD., PUNE

(Multi State Scheduled Bank)

Head Office :- 1444, Shukrawar Peth, Thorale Bajirao Raod, Pune - 411002

Phone : 020 -24453258, 24453259, 24452894

Recovery Dept :- Bharat Bhavan, 1360, Shukrawar Peth, Thorle Bajirao Road,

Pune 411002 Office Phone 24521000, 24521033, 24521034

E Mail : ho.recover@janatabankpune.com Web Site : www.janatabankpune.com

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Date : 21/05/2020

Terms and Conditions of Sale Proclamation

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. 60,00,000/- 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) All machineries installed and kept in this auction premises are not part of Auction Property
- 5) The sale shall be confirmed in favor 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.
- 6) 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 far 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.
- 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 **15th day** from the date of auction of the immovable property
- 8) In default of the payment of 75% amount of total highest bid amount within the stipulated period given by Authorised Officer, the amount so far 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.
- 9) **The Reserve Price fixed for the sale of the property is Rs. 6, 00, 00,000/- (Rs. Six Crore Only) below which the property will not be sold.**
- 10) 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 – 24521033 / 24521034.**
 - 2) **Janata Sahakari Bank Ltd., Pune, Branch Bajirao Road, 1444, Shukrawar Peth, Bajirao Road, Pune 411002. Phone No.020 – 24452013 / 24481130.**
- 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.

