

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 Partner/Mortgagor/Guarantor Mr. Vaidya Ajay Pranbhai and Mortgagor / Guarantor Mrs. Vaidya Mayuri Ajay for the Loan of M/s. Vighneshwara Enterprises (Borrower) hereinunder specified has been in the Actual Possession of the Authorized Officer , Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs.3,65,31,777.50 (In words Three Crores Sixty Five Lakhs Thirty One Thousand Seven Hundred Seventy Seven and Paise Fifty only) as on 31/10/2016 and interest, charges expenses etc. thereon as per the Demand Notice dated 24/11/2016 due to the Janata Sahakari Bank Ltd., Pune Branch Girgaon, Mumbai and,

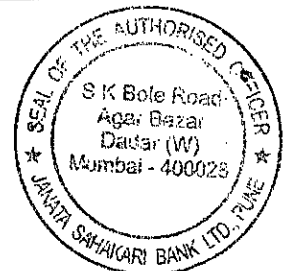
Whereas, the aggregate outstanding dues as on 31/05/2020 in the said loan account is Rs. 5,94,43,779.50 (In words Rs.Five Crore Ninety Four Lakhs Forty Three Thousand Seven Hundred Seventy Nine & Paise Fifty Only) plus further interest, charges thereon and it is necessary to recover the said Loan amounts 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 NA land -

No.	Land Survey No.	Proclaimed to be Sale of the Area of the Land.
1.	Gat No. 65	2 H 80 .00R
2.	Gat No. 62	0 H 55.31 R
3.	Gat No. 68	0 H 27.78 R
	TOTAL	3 H 63.09 R

.Situated at Village Kahir, Taluka Patan, Dist. Satara on Wednesday, 5th August, 2020 at 2.00 P.M. by way of Public Auction to the highest bidder on "As is where is & As is What is Basis" and 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

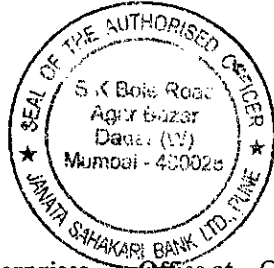
Sr.No	Particulars	Details										
1	Borrower Mortgagor / Guarantor	M/s. Vighneshwara Enterprises Through it's Partners / Guarantors i) Mr.Vaidya Ajay Pranbhai, ii) Mrs.Shah Vaishali Bhavesh i) Mr. Vaidya Ajay Pranbhai										
2	N.A. Land No. & S. No. & Town	Gat No. 65, Gat No. 62 & Gat No.68 at Village Kahir, Taluka Patan, Dist. Satara.										
3	Village, Taluka & Dist.	Village Kahir, Taluka Patan, Dist. Satara.- 415 206										
4	Area	<table border="1"> <thead> <tr> <th>Gat No.</th> <th>Proclaimed to be Sale of the Area of the Land.</th> </tr> </thead> <tbody> <tr> <td>65</td> <td>2 H 80 .00R</td> </tr> <tr> <td>62</td> <td>0 H 55.31 R</td> </tr> <tr> <td>68</td> <td>0 H 27.78 R</td> </tr> <tr> <td>Total</td> <td>3 H 63.09 R</td> </tr> </tbody> </table>	Gat No.	Proclaimed to be Sale of the Area of the Land.	65	2 H 80 .00R	62	0 H 55.31 R	68	0 H 27.78 R	Total	3 H 63.09 R
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65	2 H 80 .00R											
62	0 H 55.31 R											
68	0 H 27.78 R											
Total	3 H 63.09 R											
5	Assessment or other Taxes	As per rules of the Gram Panchayat Kahir, Taluka Patan, Dist. Satara &										



		Other taxes.															
6	Encumbrances	Not known to the Bank.															
7	Remarks	The Property has been in the Physical Possession of the undersigned Authorized Officer, Janata Sahakari Bank Ltd., Pune.															
8	Date, Time and Place of the Proposed Auction	Wednesday, 5th August, 2020 at 2.00 P.M. At Janata Sahakari Bank Ltd., Pune , Mumbai Recovery Cell S. K.Bole Road, Agar Bazar, Dadar (West), Mumbai - 400 028.															
9	Reserve Price & Earnest Money Deposit (EMD)	<table border="1"> <thead> <tr> <th>Gat No.</th> <th>Reserve Price</th> <th>Earnest Money Deposit (EMD)</th> </tr> </thead> <tbody> <tr> <td>65</td> <td>Rs. 58,25,000/-</td> <td>Rs. 5,82,500/-</td> </tr> <tr> <td>62</td> <td>Rs. 12,00,000/-</td> <td>Rs. 1,20,000/-</td> </tr> <tr> <td>68</td> <td>Rs. 6,00,000/-</td> <td>Rs. 60,000/-</td> </tr> <tr> <td>Total</td> <td>Rs. 76,25,000/-</td> <td>Rs. 7,62,500/-</td> </tr> </tbody> </table> <p>EMD amount to be deposited by way of Demand Draft drawn in favour of Janata Sahakari Bank Ltd., Pune payable at Mumbai.</p>	Gat No.	Reserve Price	Earnest Money Deposit (EMD)	65	Rs. 58,25,000/-	Rs. 5,82,500/-	62	Rs. 12,00,000/-	Rs. 1,20,000/-	68	Rs. 6,00,000/-	Rs. 60,000/-	Total	Rs. 76,25,000/-	Rs. 7,62,500/-
Gat No.	Reserve Price	Earnest Money Deposit (EMD)															
65	Rs. 58,25,000/-	Rs. 5,82,500/-															
62	Rs. 12,00,000/-	Rs. 1,20,000/-															
68	Rs. 6,00,000/-	Rs. 60,000/-															
Total	Rs. 76,25,000/-	Rs. 7,62,500/-															
10	Bid Increment	Rs. 50,000/- (Rs. Fifty Thousand Only) for all the Gats.															

Place :- Dadar , Mumbai.

Date :- 18/06/2020



(S. S. Tamhankar)

Dy. General Manager / Authorized Officer
Janata Sahakari Bank Ltd., Pune

Copy to :-
BORROWER

- 1) M/s. Vighneshwara Enterprises - Office at - G-66, Ground Floor, Heera Panna Mall, Near Oshivara Police Station, Adarsh Nagar, Jogeshwari (West), Mumbai - 400 102.

Through it's Partners/Guarantors

- 2) Mr. Vaidya Ajay Pranbhai - R/at. K/304, 3rd Floor, Amogh Co-op Hsg Society, Vijay Park, Near Jangid Complex, Mira Road(West), Thane - 401 107.
- 3) Mrs. Shah Vaishali Bhavesh - R/at. 4, Hem Building, 3rd Floor, N.S.Road No.5, Vileparle (West), Mumbai - 400 056.

MORTGAGOR/GUARANTOR

- 4) Mr. Vaidya Ajay Pranbhai - R/at. K/304, 3rd Floor, Amogh Co-op Hsg Society, Vijay Park, Near Jangid Complex, Mira Road(West), Thane - 401 107.
- 5) Sarpanch O/at. - Gram Panchayat Kahir, Tal. Patan, Dist. Satara
- 6) City Survey Officer O/at - City Survey Office, Patan, Dist. Satara
- 7) Talathi O/at. Office of Talathi, Kahir, Patan.
- 8) Tahsildar O/at. Patan., Dist. Satara.
- 9) Head of the Department, Legal & Recovery, Janata Sahakari Bank Ltd., Pune.
- 10) Branch Manager, Janata Sahakari Bank Ltd., Pune , Branch Girgaon.

Terms and Conditions of Sale Proclamation No. Mumbai/ Recovery/Sec.Int/Girgaon/Vighneshwara Ent/Sale/27/2020 dated 18/06/2020 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. "
- 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 amount of Earnest Money Deposit Rs. 5,82,500/- for Gat No. 65 , Rs. 1,20,000/- for Gat No. 62 & Rs.60,000/- for Gat No. 68 has to be deposited only by way of Demand Draft in favour of Janata Sahakari Bank Ltd., Pune Payable at Mumbai with the Authorized Officer at the time of Auction. The unsuccessful bidders will be refunded the said Demand Draft after finalization of Sale, without any interest, damages, compensation or consideration thereon, thereto and thereof or incidental thereto.
- 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.58,25,000/- for Gat No. 65, Rs. 12,00,000/- for Gat No. 62 & Rs. 6,00,000/- for Gat No.68, 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 – Mumbai Recovery Cell, S. K. Bole Road, Agar Bazar, Dadar (West), Mumbai – 400 028.
- 8) For the more information regarding the Public Auction, the prospective Bidders may refer our website :- <https://www.janatabankpune.com>
- 9) 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.
- 10) The Auction Bidders have to submit their KYC documents with the Authorized Officer at the time of Public Auction.

