



Janata Sahakari Bank Ltd., Pune

(Multistate Scheduled Bank)

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

Phone : 24453258, 24453259, 24452894 • Fax : 020-24453430

Bharat Bhavan Office : Ph.: 24494032, 24494226 • Fax : 020-24493402

• Email : jsbho@janatabankpune.com • Website : www.janatabankpune.com

Form No. 221

Letter No.:

Date :

H.O/Legal Recovery/Sec.Int/NEPC /Sale/258

16/02/2021

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) (c) and 9(1) proviso of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Property of NEPC Agro Foods Ltd. (Prop.Tamilnadu Flour Mills) hereinunder specified has been in the Actual Possession of the Authorised Officer, Janata Sahakari Bank Ltd., Pune w.e.f 19/12/2007 on account of the claim of amount of **Rs.28,89,35,552/- (Rupees Twenty Eight Crores Eighty Nine Lakh Thirty Five Thousand Five Hundred Fifty Two only)** as on 31.12.2005 along with further interest @ 18% p.a. with monthly rest and expenses, charges etc. thereon as per the Demand Notice dated 27/01/2006 due to the Janata Sahakari Bank Ltd, Pune having its Head Office at Pune,

AND WHEREAS, the outstanding balance as on 01.01.2021 in the said loan account is to the tune of **Rs.66,18,32,930.80 (Rs. Sixty Six Crores Eigheen Lakh Thirty Two Thousand Nine Hundred Thirty Paise Eighty only)** plus charges & further interest thereon. Therefore, in order to recover the defaulted loan amount, together with interest and lawful charges and expenses including that of sale of the following property, and as earlier the scheduled auction on 16/02/2021 could not be materialised for want of bid, Notice is hereby given that on **Monday 15th Day of March 2021 on 11.00 am at Janata Sahakari Bank Ltd., Pune - 1360, Shukrawar Peth, Bharat Bhavan Building, Behind Saraswati Mandir, Bajirao Road, Pune- 411002**, the undersigned, Authorised Officer, Janata Sahakari Bank Ltd., Pune will conduct again sale of the same property i.e. **All that piece and parcel of land bearing Plot No. 83, MTH Road, Industrial Estate, Ambattur, Chennai-600053, admeasuring 2 acres, together with all building and super structures thereon as comprised in S. No. 14,15,16 (part), 17 (part), 18, 19, 20 i.e. the immovable property, therein, by way of public auction to the highest bidder on "As is where is and whatever there is basis", and "without any recourse"** & upon such conditions as are set out in the enclosed schedule of Terms & conditions of sale, in respect of the said property, herein under specified





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DESCRIPTION OF THE IMMOVABLE PROPERTY

Sr. No	Particulars	Details
1	Borrower and Mortgagor Director and Guarantors	1) M/s. NEPC Agro Foods Ltd (Prop. Tamilnadu Flour Mills) 2) Mr. Rajkumar Khemka 3) Mr. Tirupathi Kumar Khemka
2	Property Details	All that piece and parcel of land bearing Plot No. 83, MTH Road, Ambattur Industrial Estate, Ambattur, Madras (Chennai)-600053, admeasuring 2 acres, together with all building and super structures thereon as comprised in S. No. 14,15,16 (part), 17 (part), 18, 19, 20 in the sub-regisrartion District of Ambattur and the registration District of Chingleput, Madras.
3	Area	2.00 Acre
4	Assessment or other taxes	As per rules of the Ambattur Municipality, SIDCO and local Govt.(Madras/Chennai)
5	Encumbrances	1) Income Tax Department has raised its claim for its so called dues. 2) Repco Bank has claimed its second charge.
6	Remarks	1.The property has been in the <u>ACTUAL</u> and <u>PHYSICAL POSSESSION</u> of the undersigned Authorised Officer, Janata Sahakari Bank Ltd, Pune w.e.f. 19/12/2007. 2. All furniture/ fixtures and Machineries installed and kept in this auction premises are not part of the Auction Property.
7	Date, Time and Place of Proposed Auction	Monday 15 th Day of March 2021 on 11.00 am at Janata Sahakari Bank Ltd., Pune - 1360, Shukrawar Peth, Bharat Bhavan Building, Behind Saraswati Mandir, Bajirao Road, Pune- 411002.
8	Reserve Price	Rs.37,50,00,000/- (Rs. Thirty Seven Crores Fifty Lakh Only)



Radhakrishna Limaye

Radhakrishna Limaye

Asst. Gen. Manager/Authorised Officer

Under SARFAESI Act 2002

Janata Sahakari Bank Ltd,Pune

(Multi-State Scheduled Bank)

Place - Pune

Date - 16/02/2021

Copy to:

- Borrower and Mortgagor**
- 1 NEPC Agro Foods Ltd
(Prop Tamilnadu Flour Mills)
Corporate Office -
36,Wallajah Road,Chennai – 600 002
1678, Trichy Road, Ramnathpuram,
Coimbatore - 641 045.
Registered Office -

2. Shri. Rajkumar Khemka
(Director and Guarantor)
3. Shri. Tirupathi kumar Khemka
(Director and Guarantor)
2 and 3 above having their office at -
36,Wallajah Road,Chennai – 600 002



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Waverly Estate, Waterfalls Post,
Valparai, Coimbatore – 642 105

2 and 3 above residing at:-

V-101, Annanagar(West), Chennai 600101

4. **Ward Officer**

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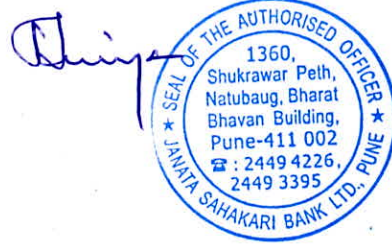
Property Tax Department,
Ambattur Municipal Corporation.
Ambattur, Chennai.

5. **The Manager, TANSIDCO**

-

Ambattur Estate Bus Stand, Ambattur,
Chennai - 600053

6. **Head of the Department Legal & Recovery, Janata Sahakari Bank Ltd, Pune**





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Terms and Conditions of Sale Proclamation

16.02.2021

H.O/Legal Recovery/Sec.Int/NEPC /Sale/258

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) (c) and 9(1) proviso of the Security Interest (Enforcement) Rules, 2002.

- 1) The property will be sold on **"as is where is and whatever there is basis", and "without any recourse"**
- 2) This notice and mode of sale of the secured asset is without prejudice to any other notice/mode of sale of the secured assets.
- 3) All pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said properties and TDS as applicable are excluding the Auction Sale Price and **all other charges existing and in future for the said property whether incidental or otherwise, in respect of the said Immovable Property should be paid and borne by the Auction Purchaser.**
- 4) **As a condition precedent to participate in the auction an amount of Rs.1,00,00,000/- (Rs.One Crores Only) has to be deposited by way of demand draft 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.
- 5) The sale will 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.
- 6) On sale of the said immovable property, the purchaser shall immediately on the same day deposit 25% of the amount of total sale price inclusive of earnest money deposit, to the authorised officer conducting the sale and in default thereof, the amount deposited including earnest money shall be forfeited and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon or right to get the property, conveyed to the purchaser.
- 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, within a period of 15 days from the date of auction, or such extended period as may be agreed upon in writing between the parties, the entire amount (including earnest money deposit) deposited, till then shall be forfeited fully and completely and all his rights, interest, claim, or demand in relation to the property of the defaulting purchaser shall be forfeited fully and completely.
- 9) **The Reserve Price fixed for the sale of the property is Rs. 37,50,00,000/- (Rs. Thirty Seven Crores Fifty Lakh Only) below which the property will not be sold.**
- 10) The Authorised Officer holds the right to change (i.e. modify, add or delete) the terms and conditions and also to cancel or Postpone the Auction without assigning any reason and conditions, which will be read at the time of auction.
- 11) For inspection and verification of the property the prospective purchaser can contact Authorised Officer on his mobile no.09561033044.
- 12) All intending purchaser should carry out due diligence in respect physical verification and legal charges, encumbrances, area of the property and its sanctioned plans, various permissions etc. and pending taxes & charges on the said auction property at its own cost and consequences should satisfy himself.
- 13) In respect of any of the terms and conditions contained herein or otherwise relating to sale of the secured assets put to auction through this public notice, if any dispute, difference of opinions or disagreement arises or takes place, the same shall be referred to the courts at Pune (Maharashtra) only and only Pune Courts shall have exclusive jurisdiction to decide the same.
- 14) **For any further details and information, Please contact :-**

i) Janata Sahakari Bank Ltd., Pune, 1360, Shukrawar Peth, Behind Saraswati Mandir,
Bharat Bhavan, Bajirao Road, Pune. 411002 Maharashtra Phone No. 020 – 24521017 / 24521071.

ii) Web Site – www.janatabankpune.com iii) E-mail – ho.recovery@janatabankpune.com

