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## Schedule 4(2) Auction Notice

Whereas the Bank acting through its Authorized Officer, in exercise of its powers under section 13(4) of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI), hereby invites bids/offers in sealed envelopes (accompanied with EMD) for the sale of following property for realization of debts of **Rs.1,35,48,225/-** plus interest, costs, charges from dt. **01/04/2019** due to the Bank for recovery of Loan account of **1) Deshmukh Yuvraj Namdeo 2) Jagtap Navnath Ganpat 3) Sali Nilesh Sopanrao** upon the following terms and conditions :

### Terms and Conditions of Auction Sale –

**1)** The offers along with EMD shall be submitted in sealed envelope addressing to Authorised Officer, Solapur Janata Sahakari Bank Ltd. **2)** No offers below reserve price and/or without EMD shall be entertained. **3)** Demand Draft/ Pay order /RTGS/NEFT towards the earnest money deposit (EMD) as mentioned in Schedule – 2 shall be deposited with the Authorised Officer to participate in the Auction sale. The Demand Draft / Pay order shall be drawn in favour of Authorised Officer Solapur Janata Sahakari Bank Ltd. ( Cheques will not be accepted for EMD). **4)** At the Auction sale the amount biddings are to be increased or the method of bidding shall be as determined by the Authorised Officer. **5)** The person declared to be the successful purchaser shall pay forthwith on receipt such declaration a deposit of 25% (Twenty five percent ) of sale price, less EMD deposited, through either DD, Pay order or RTGS/NEFT and remaining amount shall be paid within 15 (fifteen) days OR within the time period extended by the bank from the date of declaration of successful purchaser of sale by the Bank. In case if the Auction purchaser fails to deposit the remaining amount within stipulated period, the 25% amount of the sale price will be forfeited and the property will be resold as per the procedure of the Act itself. **6)** On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the bank. **7)** Sale is being held on “AS IS WHERE IS BASIS”, WHATEVER THERE AND WITHOUT RECOURSE basis and the Bank is not responsible for title, condition or any other fact affecting the property. **8)** For the reason recorded, it shall be discretion of the Authorised Officer to cancel the sale without assigning any reason and such cancellation shall not be called in question by the bidders, in that case, bank will return the bids submitted and Bank would not entertain any claim or representation in that regard from the bidders. **9)** The Authorised Officer reserves its rights to accept, reject any or all bids at any stage and vary, modify and waive any condition of sale in its absolute discretion. **10)** Possession of the property will handed over to the purchaser only after confirmation of sale u/s 14 of the Securitization Act.

**Sale of Schedule – 1**, Properties shall be held by the Authorized Officer of the Bank by way of Public Auction as per details set out hereunder.

Date of Inspection: Up to 12/02/2020 (Working days)	between 2.00 P.M. to 4.00 P.M.
Last Date & Time for submission of Offers : 13/02/2020	before 10.45 A.M.
Place for Offer submission & Place of Sale	<b>Solapur Janata Sahakari Bank Ltd. Branch – Tilak Road, Pune - Sarve No.1561, Yashodhan Complex, Sadashiv Peth, Opp. of Vitthal Mandir, Pune - 411030.</b>
Date of Sale	13/02/2020 Time of Sale : 11.00 A.M.
Notice given	U/S 13(2) dt. 07/05/2019 for Rs.1,35,48,225/- + Interest from 01/04/2019 U/S 13(4) dt. 31/08/2019 for Rs.1,35,48,225/- + Interest from 01/04/2019

### Schedule - 2

Sr. No.	Description of property	Reserve Price	EMD
1	All that piece & parcel of office bearing No.11,12,13 & 5 adm. area 1000 Sq.ft. carpet area situated on 2 <sup>nd</sup> floor of rear side in the building Rahul chambers constructed on land bearing CTS No.14 Final Plot No.12 Adm. Area 695.4 Sq.mtr. of mouje Erandwane, Tal. Haveli, Dist. Pune & Situated within the local limits of Pune Municipal Corporation with car parking Adm. Area 18.58 Sq.mtr.  Property owned by :- 1) Shri. Deshmukh Yuvraj Namdeo 2) Jagtap Navnath Ganpat 3) Shri. Sali Nilesh Sopanrao  along with present & future construction thereon and it is bounded as below:  On or towards EAST by - CTS No.15 F.No.15-B      On or towards WEST by - Road On or towards SOUTH by - Final Plot No.17      On or towards North by - Karve Road	1,32,00,000	1,00,000
Details of Encumbrances as known to the Bank		Nil	
Claims if any put forward to the property and other known particulars Bearing on its nature and value		Nil	
Date : 09/01/2020 Place : Pune			
Authorised Officer / Chief Officer <b>Solapur Janata Sahakari bank Ltd.</b>			