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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 properties for realization of debts due to the Bank for recovery of loan mention in schedule – 1 ( Borrower / Mortgagors & Guarantors) 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 – 1 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 Prescribed time period in the act 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.**

Last date & Time for Submission of Offers	Date & Time of Inspection	Date & Time for Sale	Place of Sale	Notice Dt.
Up to Dt.06/02/2019 10.30 a.m.to12.30 a.m.	Dt. 04/02/2019 to 05/02/2019 11.00 a.m.to 3.00. p.m	Dt.06/02/2019 1.00 a.m.	Solapur Janata Sahakari Bank Ltd. Branch - Osmanabad	U/S 13(2) Dt.13/12/2017 U/S 13(4) Dt.26/10/2018

No.	Borrowers	Outstanding Amt + Interest 01/12/2018	Description of Property	Reserve Price & EMD
1	Premalata Ramesh Khanderiya & Sunny Suresh Khanderiya	Rs.82,84,050=00	All that piece & parcel of Dist. & Sub Dist. Osmanabad, Gat No.258/4 Plot No.9, Area 180 Sq.mt. Property owned by <b>Shri. Raj Ramesh Khanderiya (Mortgagor / Borrower / Guarantor)</b> along with present & future construction thereon and it is bounded as below: <b>On or towards EAST by - 9 Meters Road</b> <b>On or towards WEST by - Plot No.8</b> <b>On or towards SOUTH by - C.T.S. No. 257</b> <b>On or towards NORTH by - Plot No.10 of Manish Khanderiya</b>	1,31,58,400/-
2	Jay Jalaram Steel Center Prop. Umesh Devchand Khanderiya	Rs.62,50,262=16		1,00,000/-
3	Ramesh Devchand Khanderiya & Umesh Devchand Khanderiya	Rs.82,86,854=00		
4	Jalaram Kids Prop. Anil Devchand Khanderiya	Rs.51,25,174=00		
5	Jalaram Steel Center Prop. Manish Suresh Khanderiya	Rs.64,93,600=49	All that piece & parcel of Dist. & Sub Dist. Osmanabad Gat No.258/4, Plot No.10 Area 260 Sq.mtr. Property owned by <b>Shri. Manish Suresh Khanderiya (Mortgagor / Borrower / Guarantor)</b> along with present & future construction thereon and it is bounded as below: <b>On or towards EAST by - 9 Meters Road</b> <b>On or towards WEST by - Open Space</b> <b>On or towards SOUTH by - Plot No.9 Raj Khanderiya</b> <b>On or towards NORTH by - 6 Meters Road</b>	

No.	Borrowers	Outstanding Amt + Interest 01/12/2018	Description of Property	Reserve Price & EMD
6	Jalaram Ladies Wear Prop. Ramesh Devchand Khanderiya	Rs.52,32,410=00	All that piece & parcel of Dist. & Sub Dist. Osmanabad, CTS No.3857-Western Portion, Area 177.48 Sq.mt. Property owned by <b>Shri. Ramesh Devchand Khanderiya &amp; Umesh Devchand Khanderiya</b> <b>(Mortgagor / Borrower / Guarantor)</b> along with present & future construction thereon and it is bounded as below: <b>On or towards EAST by - Remaining Part of C.T.S No.3857</b> <b>On or towards WEST by - Govt. Road to Marwadi Galli</b> <b>On or towards SOUTH by - C.T.S. No. 3858</b> <b>On or towards NORTH by - Govt. Road</b>	4,02,26,400/-
7	Jalaram Men's Wear Prop. Deepak Devchand Khanderiya	Rs.51,89,985=25		4,00,000/-
8	Jalaram Sarees Prop. Kuljeet Umesh Khanderiya	Rs.52,02,469=00		
9	Jalaram Suiting Shirting Prop. Sunny Suresh Khanderiya	Rs.51,82,618=00	All that piece & parcel of Dist. & Sub Dist. Osmanabad CTS No.3857- Eastern Portion, Area 187.72 Sq.mtr. Property owned by <b>Shri. Sunny Suresh Khanderiya &amp; Premlata Ramesh Khanderiya</b> <b>(Mortgagor / Borrower / Guarantor)</b> along with present & future construction thereon and it is bounded as below: <b>On or towards EAST by - C.T.S. No.3854</b> <b>On or towards WEST by - Remaining part of C.T.S No.3857</b> <b>On or towards SOUTH by - C.T.S No.3858</b> <b>On or towards NORTH by - Govt. Road</b>	
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 : 31/12/2018				
Place : Osmanabad				
				
Authorised Officer / Dept. Gen. Manager Solapur Janata Sahakari bank Ltd.				