

JANATA SAHAKARI BANK LTD., PUNE.

(Multi State Scheduled Bank)

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

Phone: 24453258, 2445325, 24452894, 24453430

Recovery Dept: - S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home,

Pune Satara Raod, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400

E Mail: ho.recovery@janatabankpune.com **Web Site:** www.janatabankpune.com

H. O/Legal Recovery/Sec. Int /Sale/Bh. Peth/ Chitale Rohidas /1521-143/ 246 /2025-26

Date:01/11/2025

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) 6 & Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Property Belongs to & Owned by Borrowers and Mortgagors **Mr. Rohidas Sukhdev Chitale & Mrs. Deepa Rohidas Chitale** herein under specified, has been in Physical **Possession** of the Authorised Officer of Janata Sahakari Bank Ltd., Pune on dt.13/06/2025 on account of the claim of about **Rs.29,95,318/- (Twenty-Nine Lakhs Ninety-Five Thousand Three Hundred Eighteen Only)** as on dt. 31/05/2025 and further interest, charges from dt. 01/06/2025 as per the Demand Notice: Ho/Legal-Rec/Sec Int13 (2)/Bhawani Peth/ Chitale Rohidas /1521-143/40/2025-26 Date: 13/06/2025 due to the Janata Sahakari Bank Ltd, Pune **Branch Bhavani Peth** and the below mentioned Property is mortgaged for the loans availed by **Mr. Rohidas Sukhdev Chitale & Mrs. Deepa Rohidas Chitale**

Whereas the outstanding balance as on dt. 31.10.2025 **in** the said loan account is Rs. 31,02,141.00 (In Words Rs. Thirty-One Lakh Two Thousand One Hundred Forty-One Only) **plus** further interest & charges, expenses thereon from dt. 01/11/2025. Therefore, it is necessary to recover the said outstanding amounts in the said Loan account 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 Tuesday **09th December 2025 at 12.30 p.m. as under.**

The **undersigned**, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Property i.e. the Flat /Unit no.401 admeasuring about 461 sq. fts. i.e. 42.84 sq. mtrs. (carpet) along with attached terrace admeasuring about 53 sq. ft. i.e. 4.92 sq. mtrs. having total area of 514 sq. ft. i.e. 47.76 sq. mtrs situate on the fourth floor in the building named “Kalavati Narayan Residency” constructed on the said property more particularly described in the schedule I hereinabove, along with one covered car parking admeasuring 9.29 sq. mtrs.

Sr. No	Particulars	Details
1	Borrowers & Mortgagors And Guarantor	Mr. Rohidas Sukhdev Chitale & Mrs. Deepa Rohidas Chitale Mr. Sandeep Parshuram Vitkar
2	Details Of the Auction Property	All that Piece and Parcel of a ground or land within registration sub-District Haveli, District Pune and within the limits of Pune municipal corporation bearing plot No. 67 admeasuring 5.52 ares, i.e. 5525 sq. feet from survey No. 55/1+67/1B/2/1 &2, Village-Dhanori, Pune and the said property is bounded as follows, that is to say: East – Plot No.66 West – 30 ft. Road South – 30 ft. Road North – Plot No.66 The Flat /Unit no.401 admeasuring about 461 sq. fts. i.e. 42.84 sq. mtrs. (carpet) along with attached terrace admeasuring about 53 sq. ft. i.e. 4.92 sq. mtrs. having total area of 514 sq. ft. i.e. 47.76 sq. mtrs situate on the fourth floor in the building named “Kalavati Narayan Residency” constructed on the said property more particularly described in the schedule hereinabove, along with one covered car parking admeasuring 9.29 sq. mtrs.
3	Outstanding Balance As on dt. 31/10/2025	Rs. 31,02,141.00 (In Words Rs. Thirty-One Lakh Two Thousand One Hundred Forty-One Only) plus further interest & charges, expenses thereon from dt. 01/11/2025
4	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of At Post at Post Tal. Haveli Dist. Pune, Society charges (if any) and Electricity charges (if any), etc.
5	Encumbrances	Not known to Bank
6	Remarks	Said Property is in <u>Physical Possession</u> of the Authorised Officer of Janata Sahakari Bank Ltd, Pune. All Movables in these premises are not part of this Auction property
7	Bid Increment Value	<u>Rs.25,000/-</u>
8	Property Inspection Date and Time	<u>Wednesday Date 03/12/2025 12.00 p.m. to 4.00 p.m.</u>
9	Date Time and Place of Proposed Auction	<u>Tuesday 09th December 2025 at 12.30 p.m.</u> Place: - Janata Sahakari Bank Ltd, Pune - (Multistate Scheduled Bank), S. No.691, Hissa No. A/1/2A, Near Rao Nursing Home Pune - Satara Road, Bibawewadi, Pune- 411037 (Maharashtra) Phone No. 020-24404444
10	Reserve Price for Immovable Property	Rs.37,00,000.00 (Rs. Thirty-Seven Lakh only)

Place - Pune
Date –01/11/2025

Santosh V Hirve
Chief Officer /Authorised Officer
(Under SAFAESI Act 2002 (54 of 2002))
Janata Sahakari Bank Ltd., Pune
(Multi-State Scheduled bank)



JANATA SAHAKARI BANK LTD., PUNE.

(Multi State Scheduled Bank)

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

Phone: 24453258, 2445325, 24452894, 24453430

Recovery Dept: - S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home,

Pune Satara Raod, Bibwewadi Pune – 411037. Phone No. 020- 24404444 & 24404400

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

H. O/Legal Recovery/Sec. Int /Sale/Bh. Peth/ Chitale Rohidas /1521-143/ 246 /2025-26

Date:01/11/2025

Terms and Conditions of Sale Proclamation

The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002"and Under Rule 8 (5) (c) 6 and Rule 9(1) of the Security Interest (Enforcement) Rules 2002

- 1) The Property will be sold on "As is where is Basis" and "Without Recourse basis".
- 2) This notice and mode of sale of secure assets are without prejudice to any other notice / mode of sale secured assets.
- 3) All Pending Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property and excluding the Auction Sale Price and all other charges existing and in future for the property whether incidental or otherwise, in respect of the Immovable property should be paid and borne by the Auction Purchaser.
- 4) **As a condition precedent to participate in the auction every Participant has to be deposit an amount of Rs.3,70,000/- as earnest money deposit with the Authorised Officer before the auction takes place.** The unsuccessful bidders / participant will be refunded the said deposit after finalization of Auction 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, Adhar Card, etc. along with originals (for verification) before the auction take place.
- 5) The sale shall be confirmed in favour of the purchaser/ participant 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 / Successful Bidder shall deposit 25% of the amount of total and highest bid / sale price, (Which is inclusive of Earnest Money deposit) immediately on the same day to the Authorised Officer conducting the Auction sale. In default thereof, the amount so deposited including participation amount and all the rights, interest, claim or demand in or upon the property of defaulting purchaser shall be forfeited fully and completely.
- 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 a period of 15 days from the date of auction of the immovable property or such extended period as may be agreed upon in writing between the parties, the entire amount (Including earnest money deposit) deposited, till then deposited with, 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 37,00,000.00 (Rs. Thirty-Seven Lakh only) below which the property will not be sold.**
- 10) Other Terms & Conditions will be read at the time of Auction sale.
- 11) The Authorised Officer holds the right to change (i.e. add or delete) the terms and condition and to cancel or Postpone the Auction without assigning any reason.
- 12) The purchaser / participants shall carry out due diligence at its own cost and consequences in respect of the said auction property.
- 13) In respect of any other terms and conditions contained herein or otherwise relating to the sale of said secured Assets put to the auction through this public notice, if any dispute, difference of opinions, disagreement arises or take place, the same shall be referred to the Courts at Pune only and only Pune courts shall have exclusive Jurisdiction to decide the same.
- 14) **Bid increment Rs. 25,000/- and in multiples.**
- 15) **For any further details and information Please Contact: -**
 - 1) **Authorized Officer, Recovery Dept:** - S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune - Satara Road, Bibwewadi, Pune – 411037. Phone No. 020 - 24404444 & 24404400.
 - 2) **For inspection of property or more information, the prospective bidders may contact –** Branch Manager - Janata Sahakari Bank Ltd., Bhavani Peth Branch, 12 Neeta Chamber, Bhavani Peth, Palkhi Vithoba Chowk, Pune 411002.
Phone No. 020-26386708 ,26384870 Mobile No.9860098333
 - 3)Email: bhavanipeth@jsblpune.bank.in : ho.recovery@jsblpune.bank.in
Web Site: www.janatabankpune.com