



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 Road, 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 / C wad gaon /P d Shah / 1531-2200/ 351 /2025-26

Date 16/02/2026

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 Borrower & Mortgagor Mr. Rajendra Popatlal Shah , Mr. Mukesh Popatlal Shah, Mrs.Urvashi Rajendra Shah ,Mrs.Kamini Mukesh Shah & Mr. Darshit Ashok Shah which is Mortgaged For the Cash Credit Facility Sanctioned at our Chinchwad Gaon Branch Bearing No.1531-2200 herein under specified, has been in Symbolic Possession of the Authorised Officer of Janata Sahakari Bank Ltd., Pune on account of the claim of about Rs.34,06,97,029.50 (Rs. Thirty Four Crore Six Lakh Ninety Seven Thousand Twenty Nine Paise Fifty Only)as on 30/09/2025 and further interest thereon from 01/10/2025 as per the Demand Notice : Ho/Legal-Rec/Sec Int 13(2) / Chinchwad Gaon /M/S P.D.Shah & Sons/1531-2200/ 202 /2025-26 Date.01-10-2025. due to the Janata Sahakari Bank Ltd, Pune Chinchwad Gaon Branch and the below mentioned Property is mortgaged for the loan availed by M/S P.D. Shah & Sons Traders Pvt.Ltd.

Whereas, the outstanding balance as on 31/01/2026 in the said loan account is Rs.34,46,65,440.50(In Words Rs. Thirty Four Crore Forty Six Lakh Sixty Five Thousand Four Hundred Forty Paise Fifty Only) plus further interest & charges, expenses thereon from 01/02/2026 Therefore, it is necessary to recover the said outstanding amount 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 Wednesday, 25th March 2026 at 12.30 p.m., the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Property i.e

1)Property No.1 -All that piece and parcel of Flat No. F-02 on first floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur admeasuring 541.22 Sq.ft.i.e.50.30 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By CTS No.36/A/19, on or towards North : By Flat No.F-01.(Property owned by Mrs. Urvashi Rajendra Shah.)

2) Property No.2- All that piece and parcel of Flat No. F-01 on first floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur admeasuring 629.13 Sq.ft.i.e.58.47 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By Flat No. F-02, on or towards North : By compound wall.(Property owned by Mr. Rajendra Popatlal Shah.)

3)Property No.3- All that piece and parcel of Flat No. G-01 on ground floor of building known as Siddhnath apartments situated at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur admeasuring 629.13 Sq.ft.i.e.58.47 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By Flat No. G-02, on or towards North : By compound wall.(Property owned by Mr. Mukesh Popatlal Shah.)

4)Property No. 4- All that piece and parcel of Flat No. G-02 on ground floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub-Registration Taluka Karveer, Registration District Kolhapur admeasuring 541.22 Sq.ft.i.e.50.30 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By CTS No.36/A/19, on or towards North : By Flat No.G-01.(Property owned by Mrs. Kamalini Mukesh Shah.)

5) Property No.5 -All that piece and parcel of Parking Unit No.P-02 admeasuring 1065.56 Sq. Ft. i.e. 99.03 Sq. Mtrs. built up on the stilt floor and terrace admeasuring 802.91 Sq. Ft., i.e. 74.62 Sq. Mtrs. On the second floor of the building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur and which is bounded as, On or towards East : By side margin space & CTS No. 209/A , On or towards West : By compound wall, On or towards South : By Parking Unit No. P-01, Compound wall & CTS No. 36-A/19, on or towards North : By Parking Unit No.P-01. (Property owned by Mr. Darshit Ashok Shah.)

6)Property No.6- All that piece and parcel of Parking Unit No.P-01 on the stilt floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub-Registration Taluka Karveer, Registration District Kolhapur and which is bounded as, On or towards East : By Parking Unit No. P-02, On or towards West : By compound wall, On or towards South : By Flat No. P-02, , on or towards North : By Compound wall.(Property owned by Mr. Rajendra Popatlal Shah.)

Along with all the rights, facilities and amenities attached thereto and hereinbefore referred to as "The Said Property" and will sale this property to the highest bidder in the above mentioned Public Auction, on "As is where is and whatever there is Basis" and "Without Recourse basis". & upon such conditions , as are set out in the enclosed schedule of Terms & conditions of sale, in respect of the property, herein under specified



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DESCRIPTION OF THE PROPERTY

Sr.No	Particulars	Details
1	Borrower & Mortgagor through Its Directors and Guarantors Mortgagors & Guarantors	Borrower & Mortgagor 1)M/S P.D. Shah & Sons Traders Pvt.Ltd. Through its Directors, 2)Mr. Ashok Papatlal Shah. 3)Mr. Rajendra Papatlal Shah. 4)Mr. Mukesh Papatlal Shah. 5) Mrs. Urvashi Rajendra Shah.6) Mrs. Kamini Mukesh Shah.7)Mrs. Jayashree Ashok Shah.8)Mr. Darshit Ashok Shah. Mr. Rajendra Papatlal Shah ,Mr. Mukesh Papatlal Shah ,Mrs. Urvashi Rajendra Shah,Mrs. Kamini Mukesh Shah.& Mr. Darshit Ashok Shah.
2	Details Of the Auction Properties	1)Property No.1 -All that piece and parcel of Flat No. F-02 on first floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur admeasuring 541.22 Sq.ft.i.e.50.30 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By CTS No.36/A/19, on or towards North : By Flat No.F-01.(Property owned by Mrs. Urvashi Rajendra Shah.) 2) Property No.2- All that piece and parcel of Flat No. F-01 on first floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur admeasuring 629.13 Sq.ft.i.e.58.47 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By Flat No. F-02, on or towards North : By compound wall.(Property owned by Mr. Rajendra Papatlal Shah.) 3)Property No.3- All that piece and parcel of Flat No. G-01 on ground floor of building known as Siddhnath apartments situated at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub-Registration Taluka Karveer, Registration District Kolhapur admeasuring 629.13 Sq.ft.i.e.58.47 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By Flat No. G-02, on or towards North : By compound wall.(Property owned by Mr. Mukesh Papatlal Shah.) 4)Property No. 4- All that piece and parcel of Flat No. G-02 on ground floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur admeasuring 541.22 Sq.ft.i.e.50.30 Sq. Mtrs. built up and which is bounded as, On or towards East : By compound wall , On or towards West : By compound wall, On or towards South : By CTS No.36/A/19, on or towards North : By Flat No.G-01.(Property owned by Mrs. Kamalini Mukesh Shah.) 5) Property No.5 -All that piece and parcel of Parking Unit No.P-02 admeasuring 1065.56 Sq. Ft. i.e. 99.03 Sq. Mtrs. built up on the stilt floor and terrace admeasuring 802.91 Sq. Ft., i.e. 74.62 Sq. Mtrs. On the second floor of the building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub- Registration Taluka Karveer, Registration District Kolhapur and which is bounded as, On or towards East : By side margin space & CTS No. 209/A , On or towards West : By compound wall, On or towards South : By Parking Unit No. P-01, Compound wall & CTS No. 36-A/19, on or towards North : By Parking Unit No.P-01. (Property owned by Mr. Darshit Ashok Shah.) 6)Property No.6- All that piece and parcel of Parking Unit No.P-01 on the stilt floor of building known as Siddhnath apartments at land bearing CTS No.36/A/20, E Ward, Sadar Bazar Tarabai Park of Mouje Kolhapur, within Sub-Registration Taluka Karveer, Registration District Kolhapur and which is bounded as, On or towards East : By Parking Unit No. P-02, On or towards West : By compound wall, On or towards South : By Flat No. P-02, , on or towards North : By Compound wall.(Property owned by Mr. Rajendra Papatlal Shah.)
3	Outstanding Balance As on 31/01/2026	Rs.34,46,65,440.50(In Words Rs. Thirty Four Crore Forty Six Lakh Sixty Five Thousand Four Hundred Forty Paise Fifty Only)plus further interest & charges, expenses thereon from 01/02/2026.



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Sr.No	Particulars	Details
4	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of the Kolhapur Municipal Corporation. Electricity charges. (if any)
5	Encumbrances	Not known to Bank
6	Remarks	Said Property is in SYMBOLIC POSSESSION of the Authorised Officer of Janata Sahakari Bank Ltd, Pune. Furniture and Other Movables placed in the above Properties are not part of this Auction.
7	Date Time and Place of Proposed Auction	Wednesday,25th March 2026 at 12.30 p.m., Place :- Janata Sahakari Bank Ltd, Pune., Recovery Department S.No. 691, Hissa No. A/1/2A, Near Rao Nursing Home, Pune Satara Road, Bibwewadi, Pune – 411037.
8	Reserve Price for Immovable Property	Property No .1 to 6: Rs 2,01,00,000.00(Rs. Two Crore One lakh Only)

Place - Pune

Date – 16/02/2026

(Deepak S Jagtap)
Authorised Officer
(Under SAFAESI Act 2002 (54 of 2002))
Janata Sahakari Bank Ltd,Pune
(Multi-State Scheduled bank)



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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 and whatever there 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. 21,00,000.00 (Twenty One lakh Rs. Only) For Property No.1 to 6 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**
Property No .1 to 6: Rs 2,01,00,000.00(Rs. Two Crore One lakh Only)
below which the property will not be sold.
Applicable TDS to be borned by Auction Purchaser
- 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 also 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 properties .
- 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. 1,00,000/- 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. 24404444 & 24404400.
 - 2) **For inspection of property or more information, the prospective bidders may contact –**
Branch Manager - Janata Sahakari Bank Ltd.,Chinchwad Gaon Branch, Shop No. 9 to 14 Shantiban Co op Hsg Society ltd.,Walhekarwadi Corner , Chinchwad Gaon Pune 411033,
M. No. 9960966639/9607942215
EMail : chinchwadgaon@jsblpune.bank.in
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