



JANATA SAHAKARI BANK LTD., PUNE. (Multi State Scheduled Bank)

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

Phone : 24453258, 24453259, 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@jsblpune.bank.in **Web Site :** www.jsblpune.bank.in

H.O/Legal Recovery/Sec.Int/Lanja/Kotre Swarali/Sale/ 1521-27/341/25-26

Dt. 03/02/2026

Terms and Conditions of Sale Proclamation

U/s.13 of "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".
- 2) All Costs, Charges, Fees, Dues including cost of Stamp Duty and Registration relating to the sale of the said Property 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.
- 3) **As a condition precedent to participate in the auction an amount of Rs. 2,55,000 /- has to be deposited as Earnest Money 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. All Auction participant has to submit latest photograph, xerox copy of all KYC document along with originals before the auction take place.
- 4) 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.
- 5) On sale of the said immovable property, the purchaser shall immediately deposit 25% of the amount of total and highest sale price, (Which is inclusive of participation amount) to the Authorised Officer conducting the sale and in default thereof, the amount deposited including participation amount shall be forfeited and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
- 6) The balance amount of purchase price payable 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.
- 7) In default of the payment within the period mentioned above the amount so deposited shall be forfeited fully and completely and the defaulting purchaser shall forfeit all his rights, interest, claim, or demand in or upon the property.
- 8) **The Reserve Price fixed for the sale of the property is Rs.25,30,000/- (Rs. Twenty Five Lakh Thirty Thousand Only) below which the property will not be sold.**
- 9) Other conditions will be read at the time of sale at 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)
- 10) 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.

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H.O/Legal Recovery/Sec.Int/Lanja/Kotre Swarali/Sale/ 1521-27/341/25-26 Dt. 03/02/2026		
Sr. No	Particulars	Details
6	Remarks	1) The property has been in the Symbolic Possession of the undersigned Authorised Officer, Janata Sahakari Bank Ltd, Pune 2) All Movables Asset kept in this premises are not part of this Auction Property.
7	Reserve Price	The Reserve Price fixed for the sale of the property is Rs.25,30,000.00 (Rs. Twenty Five Lakhs Thirty Thousand only) below which the property will not be sold.
8	Earnest Money Deposits	Rs. 2,55,000.00 (Rs. Two Lakh Fifty Five Thousand Only) has to be deposited as Earnest Money with the Authorised Officer before the auction takes place.
9	<u>Bid increment</u>	<u>Bid increment Rs. 25,000/- and in multiples</u>
10	Date, Time and Place of Proposed Auction	Friday 13 rd March , 2026 on 3.00 P.M. Janata Sahakari Bank Ltd, Pune- (Multistate Scheduled Bank) Sadguru Complex ,”C” Wing , Mumbai – Goa Highway , Lanja Bajar Peth , At. Post. Lanja Tal. Lanja Dist. Ratnagiri – 416701
11	<u>More information, the prospective bidders may contact</u>	1)Janata Sahakari Bank Ltd.,Pune (Multistate Scheduled Bank), Recovery Department : S.No.691, Hissa No. A/1/2A, Near Rao Nursing Home , Pune – Satara Road ,Bibwewadi Pune- 411037 Phone No. – 020 – 24404444 , 24404400 2)Branch Manager - Janata Sahakari Bank Ltd.,Pune (Multistate Scheduled Bank) Branch – Lanja Branch Address :- Sadguru Complex ,”C” Wing , Mumbai – Goa Highway , Lanja Bajar Peth , At. Post. Lanja Tal. Lanja Dist. Ratnagiri – 416701 Phone No. 02351 – 230405 Mobile No.7219003053 EMail : lanja@jsblpune.bank.in
Place- Pune Date :- 03/02/2026 Chief Officer /Authorised Officer Janata Sahakari Bank Ltd., Pune. (Multi-State Scheduled Bank)		



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H.O/Legal Recovery/Sec.Int/Lanja/Kotre Swarali/Sale/ 1521-27/341/25-26
Dt. 03/02/2026

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"and Under Rule 8 (5) (c) 6 & Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Whereas, the Property belongs to Mortgagors **Mrs. Kotre Swarali Sameer and Mr. Kotre Sameer Sudhakar** hereinunder specified has been in the Symbolic Possession of the Authorised Officer, Janata Sahakari Bank Ltd., Pune on account of entire outstanding loan of **Mrs. Kotre Swarali Sameer and Mr. Kotre Sameer Sudhakar** amount of **Rs. 22,87,925.00 (Rs. Twenty Two Lakh Eighty Seven Thousand Nine Hundred Twenty Five Only)** as on 30/06/2025 and further interest, charges, expenses etc. thereon as per the Demand Notice dated 23/07/2025 due to Janata Sahakari Bank Ltd, Pune **Branch Lanja** and, The property is mortgaged for the loan of **Mrs. Kotre Swarali Sameer and Mr. Kotre Sameer Sudhakar** .

Whereas, the outstanding dues as on 31/01/2026 in the said loan account is **Rs. 24,73,542.00 (Rs. Twenty Four Lakh Seventy Three Thousand Five Hundred Forty Two Only)** plus further interest from 01/02/2026 and charges thereon and it is necessary to recover the said Loan amount 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 flat, Notice is hereby given that on the **Friday 13th March , 2026 on 3.00 P.M.** the undersigned, Authorised Officer, Janata Sahakari Bank Ltd., Pune will hold sale of the Property i.e. **Flat** constructed on all that piece and parcel of the land is situated at village Lanja , Nagar Panchayat Lanja , Sub District and Registration District , Lanja , Tal. Lanja Dist. Ratnagiri description of land

Block No.	S.D. No.	Area (Area Sq. Mts.)	Assessment Rs.
3524	Nil	13-03-00	Nil

N.A. Land

Flat No.2 admeasuring about 770.38 Sq. Fts. i.e. 85.91 Sq. Mts. And Balcony admeasuring about 4.872 Sq. Mts. Builtup and closed Terrace admeasuring about 11.4296 Sq. Mts. Builtup in a "Radhai" wing on the Second Floor in building constructed in above land details. The building named as " Pandurnag Plaza " Nagar Panchayat House No.3756 Flat bounded as under (As per the Agreement of Sale)

On Or Towards North : Not at All On Or Towards East : Flat No.4 On Or Towards South : Open Space On Or Towards West :By Flat No.1 , by way of public auction to the highest bidder on **"As is where is Basis"** and upon such conditions as are set out in the enclosed schedule of Terms and conditions of sale, in respect of the Said Property hereinunder specified.

DESCRIPTION OF THE PROPERTY

Sr. No	Particulars	Details								
1	Borrowers and Mortgagors	Mrs. Kotre Swarali Sameer Mr. Kotre Sameer Sudhakar								
2	Details of Property	All that piece and parcel of the land is situated at village Lanja , Nagar Panchayat Lanja , Sub District and Registration District , Lanja , Tal. Lanja Dist. Ratnagiri description of land <table border="1"> <thead> <tr> <th>Block No.</th> <th>S.D. No.</th> <th>Area (Area Sq. Mts.)</th> <th>Assessment Rs.</th> </tr> </thead> <tbody> <tr> <td>3524</td> <td>Nil</td> <td>13-03-00</td> <td>Nil</td> </tr> </tbody> </table> N.A. Land Flat No.2 admeasuring about 770.38 Sq. Fts. i.e. 85.91 Sq. Mts. And Balcony admeasuring about 4.872 Sq. Mts. Builtup and closed Terrace admeasuring about 11.4296 Sq. Mts. Builtup in a "Radhai" wing on the Second Floor in building constructed in above land details. The building named as " Pandurnag Plaza " Nagar Panchayat House No.3756 Flat bounded as under (As per the Agreement of Sale) On Or Towards North : Not at All On Or Towards East : Flat No.4 On Or Towards South : Open Space On Or Towards West :By Flat No.1	Block No.	S.D. No.	Area (Area Sq. Mts.)	Assessment Rs.	3524	Nil	13-03-00	Nil
Block No.	S.D. No.	Area (Area Sq. Mts.)	Assessment Rs.							
3524	Nil	13-03-00	Nil							
3	Assessment or other taxes	-- Not Known --								
4	Outstanding Balance as on 31/01/2026	Rs. 24,13,542.00 (Rs. Twenty Four Lakh Thirteen Thousand Five Hundred Forty Two Only) plus further interest and charges from 01/02/2026 thereon .								
5	Encumbrances	-- Not Known --								



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(Multi State Scheduled Bank)

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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 /Ahilyanagar/Shree Industries /1531/12,1541/3,1542/5 /340 /2025-26 Date : 03/02/2026

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) and Under Rule 5 & 6(1)(c) & 6(2) Rule 9(1) of the Security Interest (Enforcement) Rules 2002

- 1) The Property and Machinery thereon 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 in future whether incidental or otherwise, in respect of the Immovable and movable properties 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.3,20,000/- 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 and Machinery, 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 and movable 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 (Immovable and movable Properties) i.e. Industrial Plot with Shed, Labour Shed with Varandha and Business Machineries) is Rs.32,00,000/- (Rs. Thirty Two Lakh only) below which the above property and Machineries 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 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 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 Raod, Bibwewadi, Pune – 411037. Phone No. 020 - 24404444 & 24404400.
E Mail : ho.recovery@jsblpune.bank.in Web Site : www.jsblpune.bank.in
 - 2) **For inspection of property and Machinery thereon or more information, the prospective bidders may contact – Branch Manager - Janata Sahakari Bank Ltd, Pune., Branch – Ahilyanagar S.No.11 (Old S.No. 8) Plot No.5 , Telegraph Colony ,Bhistabaug Road,Opposite Jay Balaji Super Market, Satedi, Ahilyanagar – 414003. Cont. No.0241- 2550231 Mobile No.9168610231**
E Mail : ahilyanagar@jsblpune.bank.in



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H.O/Legal Recovery/ Sec. Int / Sale /Ahilyanagar/Shree Industries /1531/12,1541/3,1542/5 /340 /2025-26 Date : 03/02/2026
'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. And Proclamation of Sale of Attached Movable Machineries U/s.13 of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) "and Under Rule 5 & 6(1)(c) & 6(2) Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Whereas, the Property thereon is Owned By Mr. Dushing Kakasaheb Raghunath is also in the character of Mortgagor and Guarantor .M/s Shree Industries, a partnership firm vide its Partners and Guarantors 1) Shri. Shinde Amol Chandrakant 2) Shri. Shelke Prashant Popat is a Borrower. The order passed by Hon. District Collector, Ahilyanagar dtd. 27/03/2023 directed to forward the order for execution to tahasildar .After words Tahsildar forwarded and directed to Circle Officer to take Actual Possession of the Mortgage Property and Business Machinery. The Circle Officer At - Post Umbare , Tal. Rahuri, Dist. Ahilyanagar has taken **Actual & Physical Possession** of the mortgaged property and Business Machinery and handed over the same to the Authorised Officer of Janata Sahakari Bank Ltd., Pune on 07/08/2025, on account of the claim of about Rs.36,46,514.30/-(In Words Thirty Six Lakhs Forty Six Thousand Five Hundred Fourteen Paise Thirty only) outstanding as on 31/10/2019 And further interest thereon from 01/11/2019 as per the Demand Notice : Ho/Legal-Rec/Sec Int13(2)/Ahmednagar/Shree industries/214/2019 Dtd. 28/11/2019 due to the Janata Sahakari Bank Ltd, Pune **Branch Ahilyanagar and the below mentioned Property is mortgaged for the loans availed by M/s Shree Industries Partnership firm through it's Partners 1) Shri. Shinde Amol Chandrakant 2). Shri. Shelke Prashant Popat .** Whereas, the outstanding balance as on 31/12/2025 in the said loan accounts is Rs. 77,85,095.30 (In Words Rs. Seventy Seven Lakhs Eighty Five Thousand Ninety Five Paise Thirty Only) plus further interest & charges, expenses thereon from 01/01/2026 Therefore, it is necessary to recover the said outstanding amounts in the said Loan account by sale of the said Mortgage property and Hypothecated Business Machinery 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 11th March 2026 at 12.00 P.M.,** the undersigned, Authorised Officer of Janata Sahakari Bank Ltd., Pune will held Public Auction of the Mortgage Property with machinery i.e. Property is Belongs to and Owned by Mr. Dushing Kakasaheb Raghunath, All that piece and parcel of property i.e. situated within vicinity of village Umbare Tal. Rahuri Dist. Ahmednagar bearing Gat No. 496 admeasuring Total area 0H . 91 R Out of it Gat No. 496/2 admeasuring 4000 Sq. Mtrs. Non- Agricultural area which is bounded as : East : Road, South : Property of Rajendra Dushing West : Remaining Part of this Gat No. North : Property of Sunil Dushing and hereinbefore referred to as "The Said Property" & All Business machinery. will sale this Mortgage property and Business Machinery thereon to the highest bidder in the above mentioned Public Auction, on **"As is where 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

DESCRIPTION OF THE PROPERTY

Sr.No	Particulars	Details
1	Borrower Mortgagor	M/s. Shree Industries Partnership Firm Through its Partners 1) Shri. Shinde Amol Chandrakant 2) Shri. Shelke Prashant Popat
2	Mortgagor and Guarantor	Shri. Dusing Kakasaheb Raghunath
3	Guarantors	1)Shri. Shinde Amol Chandrakant 2) Shri. Shelke Prashnat Popat 3) Shri. Lipane Badrinath Narayan 4) Shri. Nimse Vijay Dattatray 5) Shri. Devare Suresh Dattatray
4	Details Of the Auction Property and Machinery	1) Property Belongs to and is Owned by Mr. Dushing Kakasaheb Raghunath, All that piece and parcel of property i.e. situated within vicinity of village Umbare Tal. Rahuri Dist. Ahmednagar bearing Gat No. 496 admeasuring Total area 0H . 91 R Out of it Gat No. 496/2 admeasuring 4000 Sq. Mtrs. Non-Agricultural land which is bounded as : East : Road, South : Property of Rajendra Dushing West : Remaining Part of this Gat No. North : Property of Sunil Dushing 2) All Business Machineries (list of Machineries is available at our Ahilyanagar Branch)
5	Outstanding Balance As on 31/12/2025	Rs. 77,85,095.30 (In Words Rs. Seventy Seven Lakhs Eighty Five Thousand Ninety Five Paise Thirty Only) And further interest thereon from 01/01/2026
6	Date and Time of Inspection of Property and Machineries	Friday ,06 th March 2026 at 11.00 a.m. to 2.00 p.m.
7	Assessment or other taxes, Charges etc,	All pending Taxes As per rules of Grampanchayat Umbare, Tal. Rahuri, Dist, Ahilyanagar and Electricity pending charges - Not known to Bank
8	Encumbrances	Not known to Bank
9	Remarks	Said Properties is in Actual & Physical Possession of the Authorised Officer of Janata Sahakari Bank Ltd, Pune.
10	Date Time and Place of Proposed Auction	Wednesday 11th March 2026 at 12.00 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 Phone No. 020- 24404444 , 24404400
11	Reserve Price for Immovable Property & Machinery	Rs.32,00,000/- (Rs. In words Thirty Two Lakhs Only) Immovable and Movable Properties i.e. Industrial Plot with Shed , Labour Shed with Varandha and Business Machineries .

Place - Pune
Date – 03/02/2026

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