

# The Vaidyanath Urban Co-op. Bank Ltd.

H.O. : Parli-Vajinath Branch : Pimpri Chinchwad Pune

## Notice for Sale-Cum-Auction/Tender

Sale of Immovable property i.e. mortgaged to bank under Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act. 2002 Whereas, the Authorized Officer of The Vaidyanath Urban Co-operative Bank Ltd. had taken **Physical possession** of the following properties pursuant to the notice issued under Sec. 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" for realization of bank's dues plus interest, expenses and other charges as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. the sale will be done by the undersigned through bids/auction.

Sr. No.	Name of Borrower /Mortgagor the	Name of Branch	Total Outstanding + Further interest, expenses & Other Charges	Reserve Price (Rs)	Description of Properties with Boundaries
1.	<b>BORROWER</b> <b>1.M/s. Vishal Construction</b> <b>Partner : 1. Shri. Suhas Shivdas Nandode, 2. Shri. Tarachand Dagdu Tejinkar</b> <b>3. Sow. Anjali Vilas Sabale</b> <b>4. Sow. Sandhya Pramod Mutha, 5. Sow. Sarita Ashok Sasane</b> <b>Gat No.3668, Vishal Vishwa, L.&amp;T. Phata, Talegaon Dhamdhere, Tq.Shirur, Dist. Pune.</b> <b>GUARANTOR</b> <b>2. Shri. Suhas Shivdas Nandode</b> <b>House No.B.1/10, Amar Jyoti, C.H.S., Bhakti Mandir Road, Naupada, Thane - 400601.</b> <b>GUARANTOR</b> <b>3. Shri. Tarachand Dagdu Tejinkar</b> <b>House No.113, R.-26, Raigad Nagar, Mhada Colony, Cidco, Aurangabad.</b> <b>GUARANTOR</b> <b>4. Sow. Anjali Vilas Sabale</b> <b>MIDC Colony, Chinchwad, Tq.Chinchwad, Dist.Pune.</b> <b>GUARANTOR</b> <b>5. Sow. Sandhya Pramod Mutha</b> <b>35, Sanjay Hosing Society, Pratap Nagar, Opp. Usmanpura Police Station, Tq.Dist. Aurangabad.</b> <b>GUARANTOR</b> <b>6. Sow. Sarita Ashok Sasane</b> <b>Plot No. 223, N.-1, Behind crazy Bite, Cidco, Aurangabad.</b> <b>GUARANTOR</b> <b>7. Shri. Vilas Kerba Sabale</b> <b>MIDC Colony, Chinchwad, Tq.Chinchwad, Dist.Pune.</b> <b>GUARANTOR</b> <b>8. Shr. Pramod Kasturchand Mutha</b> <b>35, Sanjay Hosing Society, Pratap Nagar, Opp. Usmanpura Police Station, Tq.Dist. Aurangabad.</b>	<b>Pimpri Chinchwad Pune</b>  <b>A/c. No. 31/19</b>	<b>Rs.5,03,11,617.00 as on 31/08/2018 &amp; Interest &amp; Expenses there on from 01/09/2018</b>	<b>Each Flat Rs.13,21,000/- (In word Rs. Thirteen Lacs Twenty One Thousand only)</b>  <b>(Bank is holding Physical Possession)</b>  <b>Each office Rs.7,10,000/- (In word Rs. Seven Lacs Ten Thousand only)</b>  <b>(Bank is holding Physical Possession)</b>	<b>Property No. (I)</b> <b>All that piece and parcel of RESIDENTIAL Flats bearing numbers F-302, F-401, F-402, F-501, F-601, F-602, F-701, F-702, F-703 &amp; F-704 situated on Third, Fourth, Fifth, Sixth &amp; Seventh Floors respectively in Building No. 3 admeasuring 98.51 Sq. Mts. (1060.00 Sq. Ft.) each</b>  <b>constructed in "VISHAL VISHWA PHASE-II" situated at Gut No. 3672, 3673, 3679 &amp; 3688, situated at village Talegaon Dhamdhere, Taluka Shirur, Dist. Pune as well as situated within jurisdiction of Sub-Registrar Talegaon Dhamdhere, Dist. Pune.</b>  <b>Property No. (II)</b> <b>All that piece and parcel of COMMERCIAL Units bearing numbers</b> <b>a) Office No. 111 adm. area 640 Sq. Ft. Built Up,</b> <b>b) Office No. 112,113,114,116 &amp; 117 each admeasuring area 465 Sq. Ft. Built Up,</b> <b>c) Office No. 115 adm. area 490 Sq. Ft. Built Up, Totally admeasuring 3455 Sq. Ft. Built Up situated at First Floor.</b> <b>AND</b> <b>d) Office No. 201 to 210 &amp; 212 to 214 &amp; 216,217 each admeasuring area 465 Sq. Ft. Built Up,</b> <b>e) Office No. 211 admeasuring area 640 Sq. Ft. Built Up,</b> <b>f) Office No. 215 admeasuring area 490 Sq. Ft. Built Up,</b>  <b>Constructed in "VISHAL VISHWA Commercial Complex Phase - I" situated at Gut No. 3668 at village Talegaon Dhamdhere, Taluka Shirur, Dist. Pune as well as situated within jurisdiction of Sub-Registrar Talegaon Dhamdhere, Dist. Pune.</b>

### Terms / Conditions :

- 1) Earnest Money Deposits (EMD) for an amount equivalent to 10% reserve price of the property is required to be deposited in a closed cover along with the identity proof of the intending participants.
- 2) EMD amount shall be paid through **Banker's Cheque/Demand Draft** issued by Scheduled/Nationalize/Commercial Bank drawn in favour of, "The Authorized Officer, The Vaidyanath Urban Co-operative Bank Ltd" payable at **Pimpri Chinchwad Pune** The EMD is refundable, if the bid is not successful. Payment by any other mode such as cash/cheques will not be accepted for the aforesaid purpose. Bidders, not depositing the earnest money, will not be allowed to participate in the auction.
- 3) For the purpose of participating in the auction, the bidder must have identity proof such as pan card, driving license, voter id etc.
- 4) During the auction the bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount (Minimum Increment Value) Must be of Rs.50,000/- to last higher bidders.Ten minutes time will be allowed to the bidders to quote successive higher bid and if no higher bid is offered by any bidder within ten minutes to the last highest bid, the auction shall be closed.
- 5) Intending bidders are advised to properly read the Sale Notice, Terms & Conditions of auction and follow them strictly. In case of any difficulty or assistance is required before or during Auction process they may contact Authorized Officer, Mr. Sanjay Pandharinathrao Khandade Mob. : 9923401080.
- 6) The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, immediately and the remaining amount shall be paid within 15 days from the date of auction. In case of failure to deposit the amount within the time as stipulated, the amount deposited by successful bidder will be forfeited by the Authorized Officer and the Authorized Officer shall have the liberty to cancel the auction and conduct a fresh Sale.
- 7) The balance payments are required to be made in the form of Bankers' Cheque/Demand Draft issued by Scheduled/Nationalized/Commercial Bank drawn in favour of "The Authorized Officer, The Vaidyanath Urban Co-operative Bank Ltd" payable at **Pimpri Chinchwad Pune** On receipt of the entire sale consideration, the Authorized Officer, Shall issue the Sale Certificate for immovable property along with the possession in favour of the purchaser as per the rules under SARFESI Act.
- 8) All expenses relating to stamp duty and registration of the Sale Certificate if any shall have to be borne by the successful bidder.
- 9) Furniture and Fixtures attached to the property is a part of auction.
- 10) The Authorized Officer will not be held responsible for any charges. Lien, encumbrances, property tax or any other dues to The Government or any body in respect of the property under sale.
- 11) The intending bidder has to make due diligence & physical verification of properties with regard to title, areas, dues etc. No claim subsequent to bid shall be entertained by the bank.
- 12) The Bids will be opened on **27/12/2019** in between **12.00 noon** in the presence of bidders and they will be given an opportunity for inter-se bidding to improve the offer. The bids will be opened at the Branch of the Bank "The Vaidyanath Urban Co-operative Bank Ltd., Head Office Parli-V." at **12.00 am**. The bids along with the EMD should reach on or before **05.00 p.m.** on **26/12/2019** at **The Vaidyanath Urban Co-operative Bank Ltd., Branch Pimpri Chinchwad Pune.**
- 13) Authorized Officer has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale without assigning any reason there of. It may be noted that nothing in this notice constitute or deemed to constitute any commitment or representation on the part of the bank to sell the property.
- 14) For inspection of the property/ies the intending bidders may contact **Branch Manager : Shri.M.S.Girme Branch Pimpri Chinchwad Pune Mo. No. 8411003570** During banking office hours till **24/12/2019**.

**Note : This is also a notice to the borrower/guarantors/mortgagors of the above said loan about holding of this sale on the above mentioned date and the other details.**

Date : 26.11.2019.

Place : Parli-V.

s/d

Asst.General Manager & Authorized Officer  
The Vaidyanath Urban Co-op. Bank Ltd.  
Head Office Parli-V.