



Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur

Head Office: 'Shree Bhavan' 167, 'B' Ward, Mangalwar Peth, Kolhapur.

Phone No.: 0231 - 2541051 / 2543837 / 2545552

PUBLIC NOTICE OF SALE (By Tender)

Under the provisions of Section 13(12) of Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 R/w Rule 8 & 9 of Security Interest (Enforcement) Rules,

Shri Mahalaxmi Co-op Bank Ltd., Kolhapur has given term loan to the following mentioned borrower on the security of the property mentioned below. As the said loans have become NPA, the bank has initiated action under Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 (Securitisation Act) by issuing demand notice dated **02/03/2023** U/s 13(2) to the Borrower and Guarantor. The said demand notice was not complied as the amount mentioned in the notices was not paid, the bank had issued the possession notice dated **03/06/2023**, U/s 13(4) of the said Act and **Symbolic Possession** of property mentioned below in schedule was taken by the Authorised Officers of the bank under the provisions of u/s 13(4). Then as per order passed by Hon. Chief Judicial Magistrate, Kolhapur, in Criminal Misc. A.No. 1030/2023 on dated **14/12/2023** Hon. Court Commissioner has handed over the **Actual Possession** of the below mentioned property on dated **19/01/2024** to the Authorised Officer of the Bank. Now, as per provisions of Section 13(12) of the said Act R/w Rule 8 & 9 of Security Interest (Enforcement) Rules, the mortgaged property is put for sale by inviting tenders and the said property is to be sold on **"As is where is basis"**. The persons willing to purchase the said property are invited to send the sealed tenders for purchase of the said property. The sealed tenders should be sent to the Authorised Officer of **Shri Mahalaxmi Co-op Bank Ltd., Kolhapur** at the **Head Office** of the bank mentioned above with earnest money of **Rs. 10,00,000/- (Rupees Ten Lakhs only)** by way of demand draft / pay order / online transfer in favour of **Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur** till **Tuesday** dated **07/01/2025**. The tenders will be opened on **Wednesday** dated **08/01/2025** at **Head Office, Kolhapur** of **Shri Mahalaxmi Co-op Bank Ltd., Kolhapur** at **12.00 p.m.** The prospective purchasers may make an inspection of the documents of property available with the Bank during working hours at **Rajarampuri Branch** of the Bank. This Notice is available on website of the bank – **www.smcbl.in**

| Name of Borrower, Guarantors | Due Amount as on 30/11/2024 |
|--|--|
| 1) Shri. Anand Sayajirao Jadhav (Borrower) 2) Sou. Ragini Anand Jadhav, (Guarantor) Sr. 1 & 2 - R/o. - 21/9, Plot No. 65, 'Sayaji', Padmaraje Housing Society, Ujalaiwadi, Tal. Karveer, Dist. Kolhapur. 3) Anil Nivrutti Ghatge (Guarantor) R/o. - C.S. No. 1929, "E" Ward, Rajarampuri 13th Lane, Kolhapur. | 1) Loan A/c No. 608/330151 : Rs. 1,69,03,229=94 (Rupees One Crore Sixty Nine Lakhs Three Thousand Two Hundred Twenty Nine and Paise Ninety Four only) 2) Loan A/c No. 608/330217 : Rs. 90,42,429=58 (Rupees Ninety Lakhs Forty Two Thousand Four Hundred Twenty Nine and Paise Fifty Eight only) Above Sr. No. 1 & 2 Due amount plus interest from 01/12/2024 & other expenses. |

DESCRIPTION OF PROPERTY PUT FOR SALE

All that the piece and parcel of the property situated at Shree Padmaraje Sahakari Gruhnirman Sanstha Maryadit of Mouje Ujalaiwadi Tal. Karveer, Dist. Kolhapur land bearing R.S. No. 21 B Out of this Plot No. 65 total Area 464.68 Sq.Mtr. and residential building thereon of 156.4 Sq.Mtr. on Ground Floor and 156.4 Sq.Mtr. on 1st Floor **bounded as follows : On or towards East by-** Property No. 64, **On or towards West by -** Property No. 66, **On or towards South by-** Colony Road, **On or towards North by-** Plot No. 60.

[Reserve Price of Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh only)]

Terms and conditions of the Sale

1) The property / properties will be sold to the highest payer, however the authorised officer reserves his right to accept or decline any tender without giving any reason and also reserves his right to cancel/stay the sale or extend the sale. 2) The terms and conditions can be seen in the head office of bank during working hours except the holiday. 3) The other information regarding terms and conditions of sale and tender forms are available in the Head Office, Kolhapur of the bank. 4) The price of tender form is Rs. 1000/- + GST (non-refundable). Tender form should be sent in sealed envelope to the Authorised Officer of **Shri Mahalaxmi Co-Op. Bank Ltd., Kolhapur** at **Head Office** on above mentioned above with earnest money of **Rs. 10,00,000/- (Rupees Ten Lakhs only.)** by way of demand draft / pay order / online transfer in favour of **Shri Mahalaxmi Co-op. Bank Ltd., Kolhapur** till **Tuesday, dated 07/01/2025**. 5) The demand draft/pay order should not be packed in sealed tender. It should be given separately. Cheque should not be accepted and a person who submit the cheque, will not be eligible to participate in auction process. 6) If bank receives more tenders of same amount, then bid will be held between such persons and the highest bidder will be entitled for the sale. 7) The successful tender holder has to pay 25% amount (including the earnest money) of the sale price on the same day and the remaining amount has to be paid within 15 days. In default the amount deposited by the person shall be forfeited and sale shall be cancelled and the property will then be put for fresh sale. 8) Upset price is fixed by the bank. This upset price is fixed excluding the other charges such as transfer fee and any other charges attached to the title of the property. 9) The bank will execute the sale certificate of the property in favour of the purchaser after completion of all legal formalities and the purchaser has to bear all the expenses of stamp duty, registration fee, other charges and all the taxes over the said property and other legal dues. And after payment of entire amount, the bank will give possession of the said property to the purchaser. 10) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. 11) If any bidder files the tender below the reserve price then his earnest money deposit (EMD) will be forfeited and he/she will not be eligible to participate in auction process. 12) The Auction Purchaser or his representative shall submit self-attested his passport size photo, Residential proof like Aadhar Card etc. document for KYC purpose along with application & shall submit the originals of document at the time of Auction for verification. 13) The borrower and guarantors if desires may remain present at the time of opening of tender.

RTGS Details – Account Name : **Shri Mahalaxmi Co-Op. Bank Ltd., Kolhapur Bank and Branch Name: IDBI BANK, Assembly Road, Kolhapur.**

RTGS Details : A/c No. **116102000005968** , IFSC : **IBKL0000116.**

Place: Kolhapur.

Date: 16/12/2024.

**Authorised Officer,
Shri MahalaxmiCo.Op. Bank Ltd., Kolhapur**