



SAMPADA SAHAKARI BANK LTD. PUNE

Head Office : 717, Budhwar Peth, DIC Bldg Pune 411002

Phone No. 020 - 40394036, 40394037, 40394038

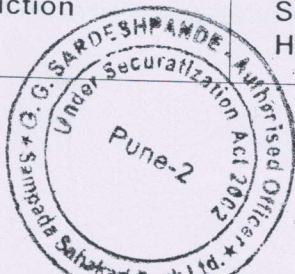
Email : headoffice@sampadabank.com

Sale Cum Auction Notice-2 for Sale of Property

Sale Notice for Sale of Movable as well as Immovable Property under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 read with proviso to Rule-6 and Rule- 8(6) of the Security Interest (Enforcement) Rules 2002

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) & of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured assets of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale. Notice is hereby given to the public in general and to the borrowers / guarantors / mortgagors in particular, that the under mentioned properties mortgaged / hypothecated to Sampada Sahakari Bank Ltd Pune, Chakan Branch, Dist. Pune, will be sold on "**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**" condition, by way of Auction for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002) as per the details given below:

Borrower	A) M/s OM Sai Jaggary Industry (Represented through its Partners) Gat No 13/1, Yelapane, Tal Shrigonda, Dist Ahmednagar
Co-Obligant/ Guarantors / Mortgagors	1. Shri Shripad Dnyandeo Kawaste } 2. Shri.Sharad Kundlik Pawar } Partner ,Mortgagor 3. Shri.Deepak Vitthal Kawaste } & Guarantor 4. Mrs.Sangita Shripad Kawaste } 5. Shri Shivanand Bhimu Magdum (Guarantor) 6. Shri Kailas Bhutaji Borse (Guarantor)
Details of Consortium	1. Sampada Sahakari Bank Ltd Pune (Lead Bank) 2. Janata Sahakari Bank Limited, Pune (Member Bank)
Outstanding as on 31-08-2025	1. Sampada Sahakari Bank Ltd Pune Rs 3,03,25,881/- (Rs.Three Crore Three Lakh Twenty Five Thousand Eight Hundred Eighty Only) 2. Janata Sahakari Bank Limited, Pune Rs. 21,79,489/- (Twenty One Lakh Seventy Nine Thousand Four Hundred Eighty Nine Only)
Possession details	In Possession of the Bank
Description of Property	1. All that Piece and Parcel of land admeasuring 00H 40 R bearing Gat No 13/1 of Village Mouje Yelapane, Tal Shrigonda, Dist Ahmednagar, along with construction of Dairy Shed & Office standing thereon admeasuring 1000 Sq Ft and along with construction of shed of Jaggery thereon admeasuring 10000 Sq Ft. + 10 single Labour rooms at Gat No 13/1, A/p Yelapane, Tal Shrigonda, Dist Ahmednagar 2. Plant And Machinery required for production of Jaggary.
Reserve Price	Rs. 2,53,00,000/- (Rupees Two Crore Fifty Three Lakhs Only) with out TDS, if any
Earnest Money Deposit	Rs. 25,30,000/- (Twenty Five Lakhs Thirty Thousand Only)
Auction Date & Time	Date 08/10/2025 at 1.00 p.m.
Place of Auction	Sampada Sahakari Bank Ltd., Pune, Head Office, 717 ,Budhwar Peth DIC Building Pune 411002



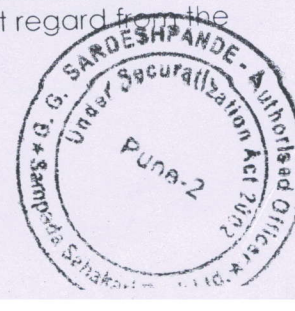
STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower(s) / Mortgagor(s) / Guarantor(s) & all other concerned parties herein above are hereby cautioned to close the loan account before the date of Auction, failing which the Property will be auctioned on the date mentioned above and balance if any will be recovered with interest and cost from you.

- ❖ Encumbrances, known to the Bank; Not Known
- ❖ Whenever applicable, it is responsibility of buyer of Secured Asset to deduct tax at source (TDS) of @ 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs. 50 lakh and above and deposit the same with proper authority u/s 194 IA of Income Tax Act.
- ❖ The particulars in respect of the assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The prospective tenderer's are, therefore, requested to check up in their own interest these and other details before submitting the tenders.

Terms & Conditions: -

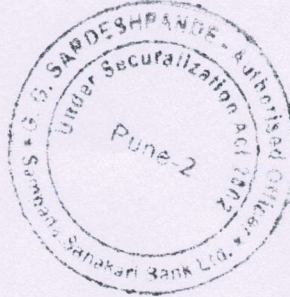
- 1] Sale is subject to the terms & conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the Secured Asset and Tender documents obtained from the office of Sampada Sahakari Bank Ltd., Pune, Head Office, 717, Budhwar Peth, DIC Bldg Pune 411002 or Chakan Branch Pune, Address- Vishal Park, Old Pune Chakan Road, Chakan 410501 within working hours of any working day on payment of Rs.500/- per form + GST Applicable.
- 2] **Date and Time of Inspection of the property under sale :** Since property is in Possession of the Bank, the prospective bidder may himself visit and verify the property on his own time and at his own risk or with prior appointment with Chakan Branch (Phone No. 020-40394022/23)
- 3] Sealed Tenders, in the prescribed Tender documents along with 10% of offer amount towards EMD by DD/PO drawn on Nationalized /Scheduled Bank payable at Pune should be deposited at Head Office, Sampada Sahakari Bank Ltd., Pune, Head Office, 717, Budhwar Peth, DIC Bldg, Pune- 411002 **on or before 12.00 P.M on 08/10/2025** along with KYC Documents
- 4] The Tenders below Reserve Price or not accompanied with EMD shall be treated as invalid and shall accordingly being rejected. The EMD will be refunded to the unsuccessful bidders immediately on completion of auction process. The tenderers will not be entitled to claim any interest if the refund of EMD is delayed for any reason, whatsoever and no further communication in this matter will be entertained.
- 5] Tenders will be opened at Sampada Sahakari . Bank Ltd., Pune, Head Office, 717, Budhwar Peth, DIC Bldg. Pune 411002 at **1.00 P.M. on 08/10/2025** .
- 6] The Tenderers will be given an opportunity to increase their offers after opening of tenders, at the discretion of A.O. Tenderers are therefore, advised to remain present themselves or through their duly authorized representative(s).
- 7] The borrower's / Guarantor's / Mortgagor /Property Owner's and respective Tenderers or their authorized representatives, may remain present at the time of opening of the tenders.
- 8] The borrower/guarantors/owner of the security may, if they so desire, give his/her/their bids or sponsor the best possible valid offer(s) for the secured assets offered by sale provided they follow the terms and conditions of sale are duly complied with.
- 9] Statutory dues like Property Taxes, MSEB charges Society dues, transfer charges etc. Should be ascertained by the prospective purchaser(s)/tenderer and same shall be paid by purchaser prior to execution of the sale certificate. The stamp duty and registration charges, legal charges as applicable in respect of the sale certificate to be executed shall be the paid by the purchaser alone
- 10] The A.O. of the Bank reserves its right to accept or reject any or all offers without assigning any reason and in case all the offers are rejected, it shall be at the discretion of the A.O to cancel the auction proceeding for any reason and return EMD submitted and Sampada Sahakari Bank Ltd Pune will not entertain any claim or representation in that regard from the Bidder.



- 11] EMD of Successful bidder shall be adjusted toward sale proceed and required to deposit 25% of the amount of sale price (including the amount of EMD) immediately i.e on the same day or not later than next working day and balance 75% within 15 days or such extended period as per proviso Rule 9 (4) failing which the amount paid shall be forfeited.
- 12] The Authorised Officer is not bound to accept the highest offer or any or all offer and reserves its right to accept or reject any or all the tenders without assigning any reasons thereof. A.O. reserves its right to hold further auction at these or other modified terms or conditions.
- 13] Dispute, if any, shall be within the jurisdiction of **Pune Courts / Tribunals.**

Date : 02/09/2025

Place : Pune



A handwritten signature in black ink, appearing to be "MSB".

Authorised Officer
Under SARFAESI Act 2002
Sampada Sahakari Bank Ltd., Pune,