



# PRERANA CO-OP BANK LTD.,

Head Office Laxman nagar, Dange Chowk, Thergaon,  
Pune 411033 Contact : 9075028001/02

Web site : www.preranabank.com Email : preranabankho@preranabank.com

## SALE NOTICE

### SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING TENDERS UNDER RULES 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002 will be sold by inviting tenders

Sealed Tenders are invited from the intending tenderers for sale of the under mentioned properties on the following terms and conditions:

1	Name and Address of the Secured Creditors	Prerana Co-op bank Ltd. Laxmannagar, Dange chowk, Thergaon, Pune- 411033.																													
2	Name and Address of the Borrower	1. M/s. Sai Developers (Partnership Firm) Borrower) Mr. Pradeep Dnyaneshwar Jawalkar (Partner) Mr. Dnyaneshwar Mahadeo Jawalkar (Partner) Mrs. Vaishali Pradeep Jawalkar (Partner) Mrs. Ranjana Dnyaneshwar Jawalkar (Partner) 2. Mr. Datta Chandrakant Shendage (Guarantor) 3. Mr. Dattatray Bajirao Dhawade (Guarantor)																													
3	Total Liabilities as on 30/11/2023	Rs.9,30,813.52 (Nine lakhs thirty thousand Eight hundred Thirteen Ps. Fifty Two only.) Plus interest from 01/12/2023 & other charges.																													
4	Address where the tenders to be submitted & will be opened	Prerana Co-Op Bank Ltd., Head Office, Laxman Nagar, Dange Chowk, Thergaon, Pune 411033.																													
5	Last Date & Time for receipt of Tender	08/01/2024 up to 4.00 p.m.																													
6	Date & Time of opening of the tender/s	09/01/2024 at 12.30 Noon																													
7	Details of properties & Reserve Price	<div>Flats at Gat No.1, Khanapur, Tal. Haveli, Dist. Pune Details of which as follows</div> <table><thead><tr><th>Flat / Office No.</th><th>Saleable Area</th><th>Reserved Price Rs.</th></tr></thead><tbody><tr><td>Flat No. 201</td><td>453 Sq.Ft.</td><td>Rs.9,96,000/-</td></tr><tr><td>Flat No.202</td><td>453 Sq.Ft.</td><td>Rs.9,96,000/-</td></tr><tr><td>Flat No.203</td><td>481 Sq.Ft.</td><td>Rs.10,58,000/-</td></tr><tr><td>Flat No.204</td><td>483 Sq.Ft.</td><td>Rs.10,62,000/-</td></tr><tr><td>Flat No.301</td><td>462 Sq.Ft.</td><td>Rs.10,16,000/-</td></tr><tr><td>Flat No.302</td><td>462 Sq.Ft.</td><td>Rs.10,16,000/-</td></tr><tr><td>Flat No.303</td><td>470 Sq.Ft.</td><td>Rs.10,34,000/-</td></tr><tr><td>Flat No.304</td><td>473.12.Ft</td><td>Rs.10,40,000/-</td></tr></tbody></table> <div>Total 8 flats for sale and as per Development Agreement 4 Flats are belongs to Land Owner Mr. Vitthal Jawalkar and Famiy members.</div>			Flat / Office No.	Saleable Area	Reserved Price Rs.	Flat No. 201	453 Sq.Ft.	Rs.9,96,000/-	Flat No.202	453 Sq.Ft.	Rs.9,96,000/-	Flat No.203	481 Sq.Ft.	Rs.10,58,000/-	Flat No.204	483 Sq.Ft.	Rs.10,62,000/-	Flat No.301	462 Sq.Ft.	Rs.10,16,000/-	Flat No.302	462 Sq.Ft.	Rs.10,16,000/-	Flat No.303	470 Sq.Ft.	Rs.10,34,000/-	Flat No.304	473.12.Ft	Rs.10,40,000/-
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8	<b>Other terms and conditions :</b> a The property will be sold in "AS IS WHERE IS" condition, including encumbrances if any. b The properties will not be sold below the Reserve Price. c The Property and property papers can be inspected on 21.12.2023 to 03.01.2024 between 11.00.A.M to 3.00 P.M person(s) interested may contact the Recovery Department, at Head Office, (9075028027) to co-ordinate with the inspection process. d The tender forms are available at Head Office Prerana co-op Bank Ltd., Laxman Nagar, Thergaon, Pune 33. Tenderer shall submit their tenders in a sealed cover superscribing "Tenders" for the purchase of (*furnish the property details) along with Earnest Money Deposit (EMD) of Rs.25,000/- for each Property by way of DD favoring – "Authorized Officer Prerana Co-op Bank Ltd." on or 08/01/2024 UP TO 4.00 PM. e Sale Shall be confirmed in favour of the successful highest tenderer subject to confirmation of the same by the secured creditor. f Per property successful tenderer shall deposit 25% of the sale price (inclusive of EMD already paid), in next two days on the allotment of tender in his/her favour and the balance within 30 days from the date of confirmation of sale. If the successful tenderer fails to pay the sale price as stated above, the deposit made by him shall be forfeited. And the sale process will be concluded in favour of next highest Tenderer as per above procedure without inviting fresh Tenders. g All charges for conveyance, stamp duty and registration etc. as applicable shall be borne by the successful tenderer only h Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of sale without assigning any reason thereof. i For-further details please contact on Ph. No.9075028001/02 "During office hours on any working day.																														

### THIS IS ALSO STATUTORY MANDATORY THIRTY (30) DAYS SALE NOTICE UNDER SARFAESI ACT,2002- UNDER RULES 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This Notice Issued by secured creditor without prejudice.

This is also Thirty (30) days statutory notice as mentioned above to the concerned borrower/s, guarantor/s and mortgagor of the aforesaid loan account(s) for payment of their outstanding dues with interest and cost with the bank and if failed, the property will be auctioned and balance if any, will be recovered with interest and cost from them by legal avenues.

Place : Pune  
Date : 30/11/2023

(Shri Meghnad S. Bodas)  
AUTHORISED OFFICER  
Prerana Co-op Bank Ltd.,